

Appendix C

Draft 2013-2021 Housing Element Update





**2013-2021
HOUSING ELEMENT
UPDATE**



**HCD REVIEW DRAFT
MAY 9, 2018**





City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

May 9, 2018

Department of Housing and Community Development
Division of Housing Policy Development
Attn: Ms. Robin Huntley
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

Re: City of Encinitas 2013-2021 Housing Element Update – Clarifications & Revisions

Dear Ms. Huntley:

The City of Encinitas submitted the 2013-2021 Housing Element Update for review on April 13, 2017. A subsequent revision was submitted on April 26, 2018, to remove one site (referred to as L-7) from the inventory included in Appendix C of the draft Housing Element. The enclosed revised document is provided to clarify proposed programs, provide updated data associated with accessory dwelling units, and to include a discussion detailing the approach in compiling the sites for moderate units.

All modifications are indicated in redline/strikeout format. For your convenience, the attached table provides an annotated summary of changes in the document.

If you have any questions or concerns regarding these revisions, please feel free to contact me at (760) 633-2712 or Diane Langager, Principal Planner at (760) 633-2714. We appreciate your assistance throughout the certification process.

Thank you,

Brenda Wisneski
Development Services Director

Attachments:

1. Summary table of document modifications
2. One hard copy and one CD with an electronic PDF copy of the City of Encinitas 2013-2021 Housing Element

Attachment 1

Table 1 Summary of Modifications to Draft 2013-2021 Housing Element		
No.	Modification Description	Page/Section Reference
Universal Revisions		
1	All footers of affected documents were revised to read [DRAFT 05 09 18].	--
2	Minor text corrections (typos, removal of extra spaces) were made upon second review and redlined throughout the document. Revisions like these that are not related to substantive changes are not called out individually in the rest of this table.	--
Section 1		
3	"Table 2-3: RHNA Progress to December 31, 2017" title and footnote added.	Page 1-9/Program 1A – Table 2-3
4	"Accessory Dwelling Unit" column added and populated in Table 2-4. Suitable Site Capacity and Excess Capacity figures updated in table.	Page 1-10/Program 1A – Table 2-4
5	Accessory Unit Production updated from 50 to 79 in Table 2-5 based on recent ADU survey findings. Remaining RHNA number updated and footnotes revised.	Page 1-10/Program 1A – Table 2-5
6	Table 2-6 was modified to remove the L-7 Parcel line item and update the Vacant Subtotal and Total line items to reflect the new gross acreage, net acreage, and unit yield.	Page 1-11/Program 1A – Table 2-6
7	Figure 2-1 was updated to reflect the removal of the L-7 Parcel.	Page 1-12/Program 1A – Figure 2-1
8	Updated unit counts and percentages relating to the removal of the L-7 Parcel.	Page 1-12/Program 1A
9	Various text revisions made for clarification.	Page 1-13/Program 1B
10	Description of ADU survey method and results added.	Page 1-14/Program 1C
11	"Objectives" section of the table revised to clarify and add objectives.	Page 1-18/Program 2B
12	Date revised.	Page 1-19/Program 2D
13	Text revised for clarity. "Objectives" section of table revised to clarify and add objectives. "Timeframe" section of the table revised.	Page 1-24/Program 3C
Appendix A		

14	Revised meeting notes based on a member of the public requesting to clarify his comments regarding support for L-7.	Housing Element Task Force/City Council Meeting Public Comments – February 28, 2018
Appendix B		
15	Appendix B title header added for clarification.	Page B-i/Appendix B
16	Table of Contents updated.	Page B-i through B-v/Appendix B
17	“Table B-4: Poverty Status by Race/Ethnicity” table updated to reflect accurate data.	Page B-3/Section 1.3 – Race/Ethnicity Characteristics
18	Figure B-4 was updated to reflect a missing title.	Page B-29/Section 5.3 - Housing Type
19	A date was revised updated from 2015 to 2016.	Page B-46/Section 8.1.9 – State Density Bonus Law
20	Text change clarifying Program 3C from Section 1.	Page B-49/Section 8.1.11 – Proposition A – Voter’s Right Initiative
21	Text changes were made in this section to the number of parcels, number of lower income units, net acreage of lower income sites, and number of vacant units to reflect the removal of the L-7 Parcel.	Page B-86/Section 11 – Sites Suitable for Lower Income Housing
22	Table B-48 was modified to remove the L-7 Parcel line item and update the Vacant Subtotal and Total line items to reflect the new net acreage, and unit yield.	Page B-87/Section 11 - Table B-48
23	Figure B-6 was updated to reflect the removal of the L-7 Parcel.	Page B-88/Section 11 – Figure B-6
24	ADU projection changed from 50 to 79.	Page B-88/Section 11.1 – Accessory Dwelling Unit Production
25	Text added to describe ADU survey process and results.	Page B-89/ Section 11.1 – Accessory Dwelling Unit Production
26	Figure B-7 and Figure B-8: April Accessory Dwelling Unit Survey added.	Page B-90 and B-91/ Section 11.1 – Accessory Dwelling Unit Production
27	The lower income unit count figure was updated to reflect to removal of the L-7 Parcel	Page B-93/Section 11-3 – Credits toward the 2013-2021 RHNA
28	Table B-50 was modified to reflect changes in the Subtotal RHNA line to reflect an error in the	Page B-94/Section 11-3 –

	table.	Table B-50
29	Text changes were made to the number of units accommodated on lower income sites and revisions were made to reflect the impact of the removal of the L-7 Parcel on pending litigation.	Page B-96/Section 11-4 – RHNA Carryover from the Previous Planning Period
30	Text changes were made to update the figure for total units accommodated on sites within the Housing Element.	Page B-96/Section 11.5 – Adequacy of Sites for RHNA
31	Table B-52 was updated to reflect changes to the Sites Proposed for Rezoning and Total Capacity line items associated with the removal of the L-7 Parcel. Table also updated to reflect revised Sites available, Accessory Unit Production and footnotes revised.	Page B-94/Section 11.5 – Table B-52
Appendix C		
32	Table C-1 was updated to reflect changes to the Accessory Unit Production, RHNA Carryover, Candidate Site Unit Yield, and Total Capacity line items associated with the removal of the L-7 Parcel, Accessory Unit production survey results, and moderate site revisions.	Page C-1/Appendix C – Table C-1
33	The table titled “Net Acreage and Unit Yield Per Site” was modified to remove the L-7 Parcel line item and update the Vacant Subtotal and Total line items to reflect the new net acreage, and unit yield.	Page C-4/Very Low and Low RHNA Sites Inventory
34	The title of the table “Percentage of VL/L Sites by Site Type” was updated for accuracy.	Page C-4/Very Low and Low RHNA Sites Inventory
35	The table titled “Percentage of VL/L Sites by Site Type” was updated to reflect changes to the Vacant and Total line items associated with the removal of the L-7 Parcel.	Page C-4/Very Low and Low RHNA Sites Inventory
36	The cut sheets for the L-7 Parcel were removed.	Pages C-11 & C-12/Very Low and Low RHNA Sites Inventory
37	Existing Site Conditions” sheets were added to show the approximate location of environmental constraints, steep slopes, and other impediments to development.	Page C-15, C-20, C-23, C-26, C-31/Very Low and Low RHNA Sites Inventory
38	“Calculation of Unit Capacity” and “Process of Site Evaluation” sections added to show the capacity for downtown sites to redevelop.	Page C-36 and C-37/Moderate and Above Moderate Sites Candidate Inventory
39	Table C-2 “Infill Development Examples in	Page C-37/Table C-2 - Infill

	RHNA Planning Period” added to show examples of infill developments within the RHNA planning period.	Development Examples in RHNA Planning Period
40	Map of Moderate and Above Moderate Sites revised.	Page C-38/Map of Moderate and Above Moderate Sites
41	Sites have been vetted to exclude recent development, existing higher density housing development, and other sites not likely to redevelop for housing within the planning period.	Pages C-39 through C-45/ Moderate and Above Moderate Sites Candidate Inventory
42	A revised letter of interest has been added to Appendix C stating that the units to be developed will be available to the general public.	Page C-53/Section C.4 Letters of Interest From Property Owners for Very Low and Low-Income Candidate Sites

1. Introduction

The Housing Element provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the Encinitas community.

1.1 Role of Housing Element

The Housing Element as part of the Encinitas General Plan is developed to ensure that the City establishes policies, procedures, and incentives in its land use planning and development activities that result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Encinitas. The Housing Element institutes policies that will guide City decision-making and establishes an implementation program to achieve housing goals through the year 2021.

1.2 Local Need

The City is facing some significant challenges when it comes to meeting its housing needs --- housing costs in Encinitas continue to climb, while the availability and variety of housing is lacking. According to HomeDex, in February 2018, the median sales price in Encinitas was 43 percent higher than the median sales price for the North County region. At the same time, the City has a growing population, and its existing residents have changing needs.

- Baby Boomers are aging, and the City's senior citizen population (over 60 years in age) is projected to nearly double by 2035. Many seniors will seek to downsize and move into smaller homes in areas with easy access to services, transportation and amenities.
- Millennials have been slower to buy single-family homes than earlier generations. Rising student debt, the cost of housing, and challenges in securing mortgages have contributed to this, but they often want different kinds of housing and neighborhoods than are available today. They are looking for pedestrian and bike-friendly communities with services and amenities nearby.
- According to SANDAG's regional growth forecast, Encinitas can expect an anticipated 11 percent population growth through 2050.

It is important to note that, while accommodating new residential development and providing housing for all economic segments of the community, Encinitas must also plan to provide the infrastructure needed to maintain existing levels of service and to ensure that residential development will not degrade the local environment, including the hillside areas, natural stream channels, and wetlands. All of these areas are viewed by residents as resources worth preserving, and the sites selected for housing preserve these amenities. Another important goal of this element is to ensure that the City embraces the distinct identity and character of its five communities and becomes a place where one can live their entire life with housing for all ages, incomes and abilities. The City envisions itself as a sustainable community that embraces its quality of life through environment, fiscal health, community health and equity. This Housing Element provides policies and programs to address these issues.

1.3 Housing Element and State Law

1.1.1 Background

The Housing Element of the General Plan identifies and analyzes the City's existing and projected housing needs and contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. The Housing Element is one of the seven mandatory General Plan elements. The Housing Element identifies ways in which housing needs of current and future residents can be met.

1.1.2 State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element of the General Plan. Specifically, Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years.

The California Legislature has determined that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 655880 of the Government Code describes the goal in detail:

- a. *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
- b. *The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.*
- c. *The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.*
- d. *Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.*

This Housing Element addresses the 2013-2021 planning period, which extends from April 30, 2013 to April 30, 2021. Because the City did not adopt the 2013-2021 Housing Element within 120 days of the due date, Government Code Section 65588(e) requires the City to adopt the 2021 – 2029 Housing Element by April 30, 2021, an updated Housing Element by April 30, 2025, and the 2029 – 2037 Housing Element at the end of the eight-year planning period.

The Housing Element identifies housing programs aimed at new housing construction, rehabilitation, and conservation of the existing affordable housing stock. This Housing Element builds upon the land use goals and policies which are primarily concerned with where new housing is to be located and at what density it will be constructed. Other concerns of the Housing Element include the identification

of strategies and programs that focus on housing affordability, rehabilitation of substandard housing, meeting the existing demand for new housing, eliminating constraints on housing development, and maintaining an adequate supply of rental housing. The Housing Element includes Appendix A, Public Participation, Appendix B, the Housing Profile Report, and Appendix C, the Adequate Sites Inventory, which contain certain required Housing Element components.

1.1.3 Regional Housing Needs Assessment

Section 65583 of the Government Code sets forth the specific components of a jurisdiction's housing element. Included in these requirements is an obligation on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of said need must be approved by the California Department of Housing and Community Development (HCD). Encinitas is a member of the San Diego Association of Governments (SANDAG) and SANDAG is responsible for preparing the Regional Housing Needs Assessment for the territory that it represents. This Housing Element provides sites adequate to accommodate the City fair share, as determined by SANDAG.

1.4 General Plan Consistency

The Housing Element is one of seven elements of the Encinitas General Plan and must be consistent with all of those elements. The Land Use Element, for instance, establishes the location, type, intensity and distribution of land uses throughout the City, and the presence and potential for jobs affects the current and future demand for housing at the various income levels in the City. The Circulation Element is designed to provide transportation facilities that can accommodate all planned development in the City.

As part of the adoption of the Housing Element, the City will modify policies in other elements as needed to achieve internal General Plan consistency.

1.5 Public Participation

Section 65583(c)(8) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." A discussion of citizen participation is provided below and in Appendix A.

The City of Encinitas conducted an extensive public outreach process beginning in 2014 to prepare a 2013-2021 Housing Element. Outreach efforts included 45 presentations, numerous mailers and ads, and community dialogue sessions attended by 479 persons. That effort culminated in the adoption of a 2013-2021 Housing Element by the City Council in June 2016 and its placement on the November 2016 ballot as Measure T. However; the voters did not approve Measure T.

The City immediately began an effort to adopt a revised 2013-2021 Housing Element to be submitted to the voters in the November 2018 election. On November 16, 2016, even before the certification of the Measure T election results on December 13, 2016, the City Council approved the formation of a Housing Element Subcommittee to work with all groups to adopt a Housing Element. The City Council held a special community workshop on February 1, 2017, attended by well over 100 people, to discuss adoption of an adequate Housing Element and also held a special meeting on February 6, 2017, at which it appointed a Housing Element Update Task Force, comprised of the Council Subcommittee and two public members, including one supporter and one opponent of Measure T. Eleven public meetings were held by the Task

Force in 2017, two of which were joint meetings with the City Council, in addition to regular updates to the City Council. To date in 2018, one Task Force meeting, three joint Task Force-City Council meetings have been held, and one community informational open house. All meetings were advertised to an extensive mailing list (hard copy and email/e-alert) and the City maintained a web site with all information submitted to the Task Force. The meetings were attended by, among others, representatives of the San Diego Housing Federation, Building Industry Association, affordable housing and market-rate developers, and many community members. Additionally, two stakeholder meetings were held. Refer to Appendix A for the public notice mailing list, public notices, Council meeting minutes, and stakeholder meeting notes.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Appendix A contains a summary of oral public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.

1.6 Element Organization

This Encinitas Housing Element is comprised of the following sections:

- **Section 1: Introduction and Housing Element Goals, Policies and Implementation Programs** contains the Housing Element background and the requisite policies and programs to address housing need in the community.
- **Appendix A: Summary of Community Engagement** provides a summary of the community engagement activities that have occurred throughout the development of the Housing Element document.
- **Appendix B: Housing Profile Report** provides the required demographic analysis, needs, constraints, and other analyses required by state law.
- **Appendix C: Adequate Sites Inventory** provides an inventory of sites to meet the estimated RHNA need throughout the planning period.

2. Goals, Policies and Implementation Programs

This section of the Housing Element contains the goals and policies the City intends to implement to address a number of important housing-related issues. The following three major issue areas are addressed by the goals and policies of the Housing Element: ensure that a broad range of housing types are provided to meet the needs of both existing and future residents; ensure that housing is both sound and safe for occupants; and ensure that the existing housing stock is maintained and preserved. Each issue area and the supporting goals and policies are identified and discussed in the following section. In addition, housing programs that implement each goal and policy are summarized in a table located at the end of this section.

2.1 Housing Opportunities

The City wants to encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs. The maintenance of a balanced inventory of housing in terms of unit type (e.g. single-family, multiple-family, etc.), cost, and style will ensure that the existing variety is maintained. Each of the five communities have a distinct character due in large part to the nature of their existing residential neighborhoods. New housing constructed in the City should reflect the character of the surrounding neighborhood in particular and the community in general. The diverse make-up of the City with its five distinct communities will continue to attract a wide variety of people. The City has made a strong and firm commitment that fair housing practices will continue in Encinitas.

GOAL 1: THE CITY WILL ENCOURAGE THE PROVISION OF A WIDE RANGE OF HOUSING BY LOCATION, TYPE OF UNIT, AND PRICE TO MEET THE EXISTING AND FUTURE HOUSING NEEDS IN THE REGION AND CITY.

POLICY 1.1: Strive to maintain a balance of housing types in the City.

POLICY 1.2: Strive to provide a wide variety of housing types so that a range of housing needs and tastes will be made available to existing and future residents.

POLICY 1.3: When existing residential units are replaced, they should be replaced with units that are compatible in design with the surrounding residential neighborhood as planned by the City.

POLICY 1.4: Provide opportunities for low and moderate income housing in all five communities in the City and ensure that its location will not tend to cause racial segregation. Require that such housing should be high quality in terms of design and construction without sacrificing affordability.

POLICY 1.5: If a diminishing inventory of rental housing creates an imbalance, the City should make every effort to preserve the existing stock of quality rental housing.

POLICY 1.6: Encourage retention of all existing mobile home parks as permitted by applicable state law.

POLICY 1.7: Coordinate with local social service providers to address the needs of the City's homeless population and to provide housing suitable for special needs populations, including seniors, large families, the disabled, and farmworkers.

POLICY 1.8: Continue to provide assistance to agencies that ensure that the provisions of the Federal and State laws that prohibit housing discrimination are enforced.

POLICY 1.9: Support ongoing efforts of the State and Federal agencies and local fair housing agencies to enforce fair housing laws, as well as regional efforts in promoting fair housing.

2.2 Quality of Housing

New housing opportunities in the City must be made available to all persons.

GOAL 2: SOUND HOUSING WILL BE PROVIDED IN THE CITY OF ENCINITAS FOR ALL PERSONS

POLICY 2.1: Encourage developers to provide a balance of housing opportunities.

POLICY 2.2: Continue to assess development fees on new residential units adequate to pay for all related local and regional impacts on public facilities.

POLICY 2.3: Allow for some cluster-type housing and other innovative housing design that provides adequate open areas around and within these developments.

POLICY 2.4: Coordinate the provision of open areas in adjoining residential developments to maximize the benefit of the open space.

POLICY 2.5: Encourage street planting, landscaping, and undergrounding of utilities.

POLICY 2.6 Encourage high standards of design, materials, and workmanship in all construction and developments.

POLICY 2.7: Discourage residential development of steep slopes, canyons, and floodplains.

POLICY 2.8: Continue to develop and promote an energy efficiency conservation measure consistent with the strategies outlined in the City's Climate Action Plan.

2.3 Maintenance and Preservation of Housing

Substandard and deteriorating housing units, in addition to the obvious problems of blight, can expose occupants to a wide range of hazards ranging from electrical fire to exposure to toxic substances used in construction. Many factors can determine the "life expectancy" of a dwelling including quality of workmanship, age, type of construction, location, and numerous other factors. A major focus of this Housing Element is to provide goals and policies which underscore the City's commitment to ensure that the existing housing stock in the five communities is maintained.

GOAL 3: THE CITY WILL ENCOURAGE THE MAINTENANCE AND PRESERVATION OF THE EXISTING HOUSING STOCK AS WELL AS QUALITY DESIGN IN NEW HOUSING.

POLICY 3.1: Where determined to be dangerous to the public health and safety, substandard units in the City shall be repaired so that they will comply with the applicable building, safety and housing codes. When compliance through repair is not or cannot be achieved, abatement of substandard units shall be achieved.

POLICY 3.2: Enforce the building, safety and housing codes through vigorous code enforcement efforts.

POLICY 3.3: Continue to apply for and support existing available federal state and local housing programs which provide housing assistance. These include assistance to property owners that can demonstrate financial need in the upgrading of their substandard units. Continue existing city programs for housing rehabilitation, and work to obtain additional external funding.

2.4 Housing Conservation

The City's existing housing stock includes units which are affordable to very low, low, and moderate-income households. A significant part of the City housing focus is on these existing affordable units, and how to ensure their continued affordability. Of particular concern are projects which were government-subsidized when built, in return for units being rent-restricted to be affordable. With passage of time, many such deed-restricted affordable units may be subject to being converted to market-rate rental units by the expiration or pre-payment of the government subsidy arrangement. State law requires that local housing elements address the status of these "units at risk." The City is committed to doing what it can so that affordable units remain affordable to target-income households.

GOAL 4: THE CITY WILL ATTEMPT TO ENSURE THE CONTINUED AFFORDABILITY OF DEED-RESTRICTED AFFORDABLE UNITS.

POLICY 4.1: The City will continue to develop necessary actions to attempt to ensure the continued affordability of affordable "units at risk" of conversion to market rate units due to expiration of use restrictions, affordability covenants, or funding subsidies.

2.5 Removal of Governmental and Nongovernmental Constraints

GOAL 5: THE CITY WILL DEVELOP STRATEGIES AND ACTIONS TO REDUCE OR ELIMINATE GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO THE DEVELOPMENT OF HOUSING.

POLICY 5.1: The City periodically evaluate adopted zoning provisions, entitlement procedures, fees and other city requirements that may create constraints to the development of housing. Should constraints be identified, actions such as amendments to policies and procedures may be implemented to reduce or eliminate those constraints

POLICY 5.2: The city will monitor non-governmental constraints, such as interest rates, construction costs, and others through consultation with developers, lenders and other entities directly involved in the provision of housing. Should constraints be identified, actions such as amendments to policies and procedures may be implemented to reduce or eliminate those constraints.

2.6 Related Goals and Policies

The Land Use Element sets forth the amount and type of residential development permitted under the General Plan, thereby affecting housing opportunity in Encinitas. In addition, the Land Use Element contains policies directed at maintaining the existing housing stock, as well as ensuring the quality of new residential development. The Circulation Element contains policies to minimize roadway traffic into residential neighborhoods, and the Noise Element sets forth policies to minimize the level of noise in neighborhoods. The Resource Management Element establishes development standards to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic view sheds. Finally, the Public Safety Element sets forth policies to ensure the safety of the City's

housing stock through such measures as code enforcement, and mitigation of environmental hazard as a condition to development.

Table 2-1: Housing Policy Matrix depicts General Plan elements that support the goals of the Housing Element.

Table 2-1: Housing Policy Matrix					
Issue Area	Land Use	Circulation	Resource Mgmt.	Noise	Public Safety
Housing Opportunities	X	X			X
Housing Quality	X				
Maintenance and Preservation	X	X	X	X	X
Housing Conservation	X				X

While each of the elements is independent, the elements are also interrelated. Certain goals and policies of each element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals.

The City will ensure internal consistency among the various elements in accordance with state planning law. This Housing Element builds upon other General Plan elements and, with concurrent amendments to the Land Use Element, is entirely consistent with the policies and proposals set forth by the General Plan. The City will ensure that future amendments to other elements in the General Plan remain consistent with the Housing Element.

2.7 Implementation Programs

The programs below identify the actions that will be taken to make sites available during the planning period with appropriate General Plan, Specific Plan, zoning and development standards and with services/facilities to accommodate the City's share of regional housing need for each income level.

PROGRAM 1: ADEQUATE SITES

PROGRAM 1A: Accommodate the City's Regional Housing Needs Assessment Allocation

The City of Encinitas has been assigned a total Regional Housing Needs Allocation (RHNA) of 2,606 for the 2013-2021 Housing Element, which includes 2,353 units for the 2013 – 2021 planning period and 'carryover' RHNA allocations of 253 units from the prior planning period. The breakdown of the RHNA is as follows:

TABLE 2-2: CITY OF ENCINITAS RHNA ALLOCATION 2013-2021

INCOME CATEGORY	RHNA	RHNA CARRYOVER*	TOTAL
Very Low	587	144	731**
Low	446	109	555
Moderate	413	0	413
Above Moderate	907	0	907
TOTAL	2,353	253	2,606

*See calculation in Appendix B. Allocated proportionately to very low and low.

** Estimated to include 365 extremely low income units and 366 very low income units.

TABLE 2-3: RHNA PROGRESS TO DECEMBER 31, 2017

INCOME CATEGORY	RHNA	BUILDING PERMITS ISSUED	PROJECTS APPROVED*	REMAINING RHNA
Low/Very Low	1,286	61	5	1,220
Moderate	413	4	--	409
Above Moderate	907	784	108	15
TOTAL	2,606	849	113	1,644

*See list of approved projects in Appendix C.

The "projection period" (the period for which the RHNA was calculated) in San Diego County began on January 1, 2010. **Table 2-3** shows the City's progress in meeting its RHNA obligations to December 31, 2017 in all income categories, including both building permits issued and projects with all discretionary entitlements. The City has nearly met its total RHNA for above moderate income housing but a significant gap remains in meeting the need for lower and moderate-income housing.

Appendix C lists sites suitable for meeting the City's remaining need for above moderate and moderate-income housing. These sites can accommodate the need for housing at these income levels without the need for rezoning, as shown in Appendix C and summarized as follows:

TABLE 2-4: SITES AVAILABLE TO MEET REMAINING MODERATE AND ABOVE MODERATE RHNA

INCOME CATEGORY	REMAINING RHNA	SUITABLE SITE CAPACITY	ACCESSORY DWELLING UNITS	EXCESS CAPACITY
Moderate	409	526492	54	117137
Above Moderate	15	187177	--	172165
TOTAL	424	713669	--	289302

The City has met a portion of its RHNA allocation for the low/very low income units as reflected below.

TABLE 2-5: REMAINING LOWER INCOME RHNA OBLIGATION

RHNA ADJUSTMENTS	RHNA (V/VL)
Low/Very Low	1,286
Accessory Unit Production ¹	50-79
New Construction and Approved Projects ²	66
REMAINING RHNA	1,170141

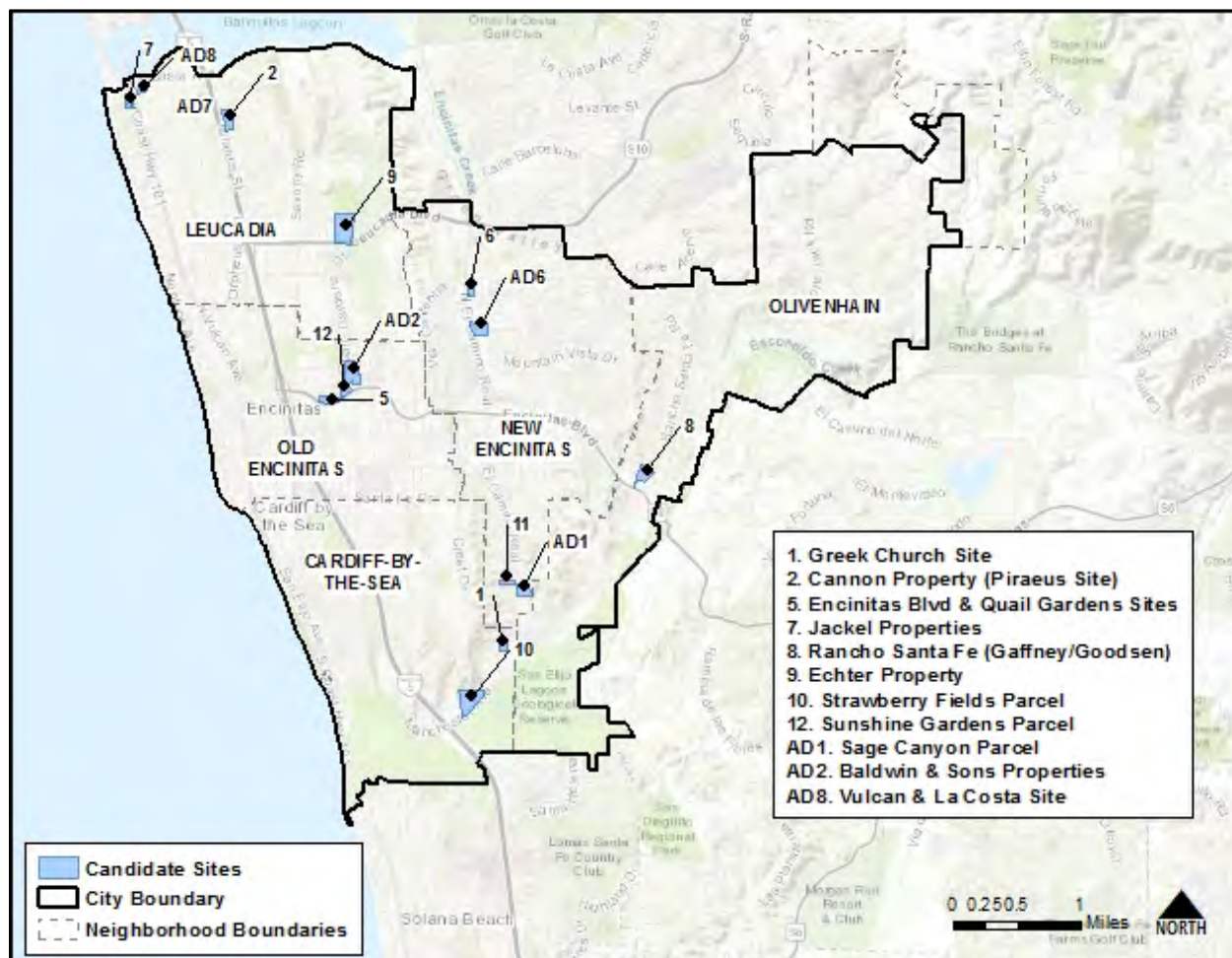
¹ Based on survey data completed April 30, 2018 to date, current rate of construction, and modifications to the ADU ordinance, assumes projects that the City will issue an estimated 320 permits total for second dwelling units (of which 50-79 will be counted as units that accommodate lower income households) and 20 permits for conversion of unpermitted accessory dwelling units over the planning period. The April 2018 survey effort revealed that 24.6 percent of the second units granted permits since January 1, 2010 were rented at levels affordable to very low and low income households. See additional discussion in Appendix B.

² All but two units of these units that are either built or approved will be deed-restricted (including density bonus and inclusionary units and units restricted under City's Affordable Housing Unit program legalizing ADUs. Affordability of the two non-restricted units was determined consistent with the requirements of Health & Safety Code Section 50052.5. Of the 66 units, 59 of these units have been issued building permits and are deed-restricted to be affordable to very low or low income households. Two units have been issued building permits but are not deed-restricted. A survey of actual rents found that the rent charged was affordable to lower income households, using the formula contained in Health & Safety Code Section 50052.5. Five units have been approved as lower income housing under the City's density bonus or inclusionary ordinance and are required by conditions of approval to be deed-restricted. The developers of these five units are not permitted to pay an in-lieu fee or otherwise avoid the obligation to provide the lower income units.

The City is committed to providing adequate sites with appropriate zoning to accommodate the remaining RHNA and to accommodate the need for groups of all income levels as required by State Housing Element Law. The City has identified those sites listed in **Table 2-6** and shown on **Figure 2-1**, the Housing Strategy Map; and further described in Appendix C as those sites to be rezoned to accommodate the development of lower income housing.

TABLE 2-6: SITES AVAILABLE TO MEET REMAINING VERY LOW AND LOW INCOME RHNA				
Site Number	Site Name	Gross Acreage	Net Acreage	Unit Yield
<i>Vacant</i>				
01	Greek Church Parcel	2.50	2.00	50
02	Cannon Property (Piraeus)	6.93	6.93	173
03	L-7 Parcel	7.60	7.60	190
05	Encinitas Blvd & Quail Gardens Parcels	4.93	4.78	117
07	Jackel Properties	2.97	2.97	33*
AD1	Sage Canyon	5.23	2.40	60
AD2	Baldwin & Sons Properties	11.59	9.05	223
<i>Subtotal</i>		41.75 34.15	35.73 28.13	846 656
<i>Non-vacant</i>				
08	Rancho Santa Fe Parcels (Gaffney/Goodsen)	6.63	6.02	149
09	Echter Property	21.49	9.85	246
10	Strawberry Fields Parcel	16.90	9.85	246
12	Sunshine Gardens Parcels	3.39	3.39	84
AD8	Vulcan & La Costa	2.00	2.00	50
<i>Subtotal</i>		50.41	31.11	775
Total		92.16 84.56	66.84 59.24	1,621 ,431
*Unit Yield anticipates that this site will be developed for mixed-use.				

FIGURE 2-1: HOUSING STRATEGY MAP – VERY LOW AND LOW INCOME SITES



This rezoning program will create an opportunity for 1,621,431 units that may be constructed during the planning period pursuant to Section 65583.2. This exceeds the remaining RHNA lower income obligation of 1,170,141 units by 451,290 units (39.25 percent), providing an adequate buffer in consideration of the no net loss requirement under SB 166; requirements of AB 1397 for determining site capacity; and desire to provide some flexibility for future development to property owners. The capacity of vacant sites is 846-656 units, 66-51 percent of the City's total lower income RHNA.

This program also includes a provision to make all necessary changes in other General Plan elements and in specific plans to ensure consistency. Since the City has adequate capacity to accommodate the moderate and higher income RHNA categories of housing units, no zoning changes associated with this Housing Element update will occur on properties that are already zoned for those types of housing units, except that replacement housing will be required for non-vacant sites as required by State law.

In November 2018, the voters will be presented with the Housing Element, rezoning of sites on the Housing Strategy Map, Zoning Code text amendments allowing increased height, and required General Plan and specific plan amendments. This approach will be taken because voter approval is required when major amendments are made to certain land use planning policy documents pursuant to Encinitas General Plan Land Use Policies and Municipal Code Chapter 30, a voter-adopted initiative (Proposition A).

Since accommodating the RHNA necessitates major changes to the General Plan Land Use Element, Housing Element, Zoning Map, Zoning Code, and certain specific plans, a vote of the people is required. Presenting all of the required changes concurrently provides maximum transparency to the voters.

Funding:	<ul style="list-style-type: none"> • Development Services Department budget • City Clerk Department budget
Responsible Agencies:	<ul style="list-style-type: none"> • Development Services Department • Planning Commission • City Council • Voters of Encinitas • California Coastal Commission
Objectives:	<ul style="list-style-type: none"> • Adopt the above-described General Plan, specific plan, and zoning amendments by July 2018 and place on the November 2018 ballot for voter approval. If approved, submit changes to the California Coastal Commission. • Ensure internal consistency with all General Plan elements • Make available the sites inventory to interested developers
Timeframe:	<ul style="list-style-type: none"> • November 2018 General Election • November 2019 Coastal Commission certification of Local Coastal Program Amendments

PROGRAM 1B: Adopt Amendments to the Zoning Code to Accommodate Lower Income Housing

The City of Encinitas will adopt amendments to the zoning code to accommodate lower income housing. These amendments will provide the necessary development standards and entitlement procedures to ensure that sites have development standards appropriate for units affordable to lower income residents. The rezoning program will permit for-sale and rental multifamily residential uses as permitted uses. Fifty percent of the remaining lower income RHNA need will be accommodated on sites permitting residential as the only permitted use. Density will range from a minimum of 25 dwelling units per acre to a maximum of 30 dwelling units per acre. 'By right' approval will be specified for projects containing at least 20 percent lower income housing and not including a subdivision, and replacement affordable housing will be mandated on all ~~non-vacant sites~~ **sites identified in the Housing Element** as required by State law.

All sites designated can accommodate **20-16** units or more. Some of the sites consist of several individual parcels that are in common ownership. Although only three of the individual parcels are too small to contain 16 units, the rezoning will apply only to projects containing at least 16 units to ensure that lots are consolidated as needed.

Changes to development standards will be necessary to accommodate a density of 30 units per acre. These changes include increasing the allowable building height to three stories, with elements of two stories to create appropriate transitions, but only for residential developments meeting at least the minimum density of 25 units per acre on sites rezoned for lower income housing. Development standards will also be revised to address other zoning issues to ensure that new standards will accommodate the minimum density required in the zone.

Environmental review will still apply to future development projects on the Housing Strategy Map unless, as required by State law, the project includes 20 percent low income units and does not include a

subdivision. ~~Subsequent~~Residential projects throughout the City may tier from the Measure T Housing Element's Program EIR or the environmental assessment completed for this Housing Element.

Funding:	<ul style="list-style-type: none"> • Development Services Department budget • City Clerk Department budget
Responsible Agencies:	<ul style="list-style-type: none"> • Development Services Department • Planning Commission • City Council • Voters of Encinitas • California Coastal Commission
Objectives:	<ul style="list-style-type: none"> • Adopt the above-described zoning amendments by July 2018 and place on the November 2018 ballot for voter approval. If approved, submit changes to the California Coastal Commission.
Timeframe:	<ul style="list-style-type: none"> • November 2018 General Election • November 2019 Coastal Commission certification of Local Coastal Program Amendments

PROGRAM 1C: Promote the development of accessory housing units

Accessory dwelling units (ADUs) help meet the City's affordable housing needs by providing a housing resource for seniors and low and moderate income households. The City will continue to apply Zoning Code regulations that allow accessory units (also known as second units or granny flats) by right in all residential zones allowing single-family homes, in accordance with State law.

Between January 1, 2010 and December 31, 2017, the City's ADU ordinance has resulted in the construction of 203 new units. Of these units, 16 have been restricted for very-low and low-income households. In April 2018, the City conducted additional survey efforts to determine affordability levels of second units built during the planning period. The results of that survey effort revealed that 24.6 percent of the second units were rented at levels affordable to very low and low income households and 17 percent were rented at levels affordable to moderate income households. In the past three years, permits have averaged 35 per year. The City projects that within the projection period, about 320 ADUs will be constructed, of which 50 79 will be affordable to lower income households and 54 will be affordable to moderate income households.

After passage of new State ADU laws effective January 1, 2017, the City applied State standards in evaluating ministerial applications for ADUs. The City adopted its own ADU and junior accessory dwelling unit (JADU) ordinances in March 2018 which contain numerous provisions to encourage ADU and JADU construction:

- An owner may construct both an ADU and a JADU on one lot;
- Setbacks are reduced to five feet in many cases;
- ADUs may have a maximum size of 1,200 sf so long as they do not exceed the floor area of the primary dwelling unit.
- Floor area ratios and lot coverage may be increased on lots less than 10,000 sq. ft.
- Development fees are waived.

In addition, the City is currently completing implementation of two programs to further ADU production:

- 'Permit ready' program. Staff is preparing packages of pre-approved designs for ADUs that may be used by owners and will provide expedited processing
- Tiny homes and micro-units. The City is exploring the availability of prefabricated tiny homes and micro-units that may be suitable for ADUs, with the intent of providing additional information to interested homeowners.

The City will continue to monitor the extent of ADU production to ensure that the ordinance modifications are successful and that its goals can be met.

Funding:	• Development Services Department budget
Responsible Agencies:	<ul style="list-style-type: none"> • Development Services Department • Planning Commission • City Council • California Coastal Commission
Objectives:	<ul style="list-style-type: none"> • Continue to administer the accessory unit ordinance • Develop permit-ready packets to market accessory unit production; explore tiny homes and micro-units. • Achieve an average of 40 accessory units annually.
Timeframe:	• November 2018 permit-ready packets

PROGRAM 1D: Ensure that adequate sites remain available throughout the planning period

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. The City will develop and implement an evaluation procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level than shown in the Housing Element. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income, moderate, or above moderate income households, the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Funding:	• Development Services Department budget
Responsible Agencies:	<ul style="list-style-type: none"> • Development Services Department • City Council
Objectives:	<ul style="list-style-type: none"> • Review each housing approval on sites listed in the Housing Element and make findings required by Government Code Section 65863 if site is proposed with fewer units or different income level than shown in the Housing Element. If insufficient suitable sites remain, identify and, if necessary, rezone sufficient sites within 180 days. • Report as required through the HCD annual report process
Timeframe:	<ul style="list-style-type: none"> • Ongoing • April annual report

PROGRAM 1E: Energy conservation and energy efficiency opportunities

In January 2018, the City adopted an update to its Climate Action Plan. To further advance community energy and water conservation goals, the City will implement the following actions listed in its Climate Action Plan to achieve residential-focused greenhouse gas emission reductions.

- Reduce citywide potable water consumption.
- Require energy audits of existing residential units.
- Require new single-family homes to install solar photovoltaic systems and solar water heaters.
- Require residential electric vehicle charging stations
- Educate homeowners about water efficiency rebate and incentive programs offered to San Diego Water District and OMWD customers.

In addition, the City will continue to promote regional water conservation incentive programs and encourage broader participation in the City's Green Building Incentive Program.

Funding:	• Development Services Department budget
Responsible Agencies:	• Development Services Department
Objectives:	• Implement the residential strategy measures listed in the City of Encinitas Climate Action Plan
Timeframe:	• Ongoing

PROGRAM 2: AFFORDABLE HOUSING

The programs below identify the actions that will be taken to promote affordable housing.

PROGRAM 2A: Continue and improve inclusionary housing policies

The City's inclusionary housing program requires that subdivisions of at least 10 units set aside or pay a fee in lieu equivalent to one in 10 units for low income households. As a condition of approval of any tentative subdivision map for residential dwellings, community apartments, stock cooperatives or conversions of 10 units or more, the subdivider is required to reserve the unit(s) for very low income households. All required affordable units are required to be constructed concurrently with market rate units to ensure completion. Through December 31, 2017 the ordinance has created approximately 146 units for very low and low income households.

The City has received recommendations from affordable and market-rate developers for updates to the ordinance. The City is in the process of updating its current Inclusionary Housing Ordinance to more effectively meet the City's affordable housing goals and to grant developers greater flexibility in how they fulfill their inclusionary housing requirement. The adoption of AB 1505 in 2017 allows the City to require inclusionary units in rental projects as well as for-sale projects.

Additional alternatives to on-site development of affordable housing are being considered, such as payment of an in-lieu fee, site construction, use of alternative housing types for the affordable units, preservation of 'at-risk' units, and impact fees for projects with one to six units.

Funding:	<ul style="list-style-type: none"> • Development Services Department budget
Responsible Agencies:	<ul style="list-style-type: none"> • Development Services Department • City Council • California Coastal Commission
Objectives:	<ul style="list-style-type: none"> • Continue the inclusionary housing program • Update the City's Inclusionary Housing Ordinance to be more effective and provide greater flexibility in meeting the inclusionary housing requirements while ensuring that the projects will create affordable units
Timeframe:	<ul style="list-style-type: none"> • November 2018 updated inclusionary housing program • July 2019 Coastal Commission certification of Local Coastal Program amendments

PROGRAM 2B: Facilitate affordable housing

The City will continue to proactively support housing for low income, extremely low income, and persons with disabilities (including developmental disabilities). The City has used a wide variety of financing programs to create 119 deed-restricted affordable units, all but three affordable to very low and low-income households, using federal Community Development Block Grants and HOME Investment Partnership funds, City affordable housing funds, tax credits, other HUD financing, and legalization of units constructed illegally.

As opportunities arise, new funding sources will be sought from available non-profit, local, state, and federal programs, and the City will seek to partner with other agencies that own property in Encinitas, including San Diego County and North County Transit. The City will also continue to utilize its existing CDBG and other funds. Planning and entitlements should consider how to position an affordable project to qualify for future grant applications. The City will attempt to subsidize off-site public improvement costs by coordinating its CIP with affordable housing sites and is considering the waiver, deferral or reduction of development fees. For City-owned housing sites, land cost write-downs will be used to promote affordable housing.

The City will also work with developers to facilitate affordable housing development. Specifically, as funding permits, the City will provide gap financing to leverage State, federal, and other public affordable funding sources. Gap financing will focus on rental housing units affordable to lower income households and households with special needs (such as seniors and disabled). To the extent feasible, the City will also ensure a portion of the affordable housing units created will be available to extremely low income households.

Additionally, the City is hiring a housing coordinator to facilitate opportunities for affordable housing; work with the development community to identify locations and opportunities to construct new affordable housing; preserve existing affordability restrictions; and acquire or rehabilitate units for affordable housing purposes.

Funding:	<ul style="list-style-type: none"> Development Services Department budget, CDBG and HOME funds, Affordable Housing Fund, LIHTC, Multifamily Housing Revenue Bonds, Cap and Trade Affordable Housing Program, National Housing Trust Fund and other resources, as available
Responsible Agencies:	<ul style="list-style-type: none"> Development Services Department Planning Commission City Council
Objectives:	<ul style="list-style-type: none"> Annually allocate designated Affordable Housing Funds, CDBG, and HOME funds to increase the supply of affordable housing for lower income households, including seniors, extremely-low and lower income disabled, homeless and those at risk of homelessness. Seek to leverage these funds to increase the amount of affordable housing on housing strategy sites. Work with developers of housing strategy sites and nonprofit developers to identify opportunities to increase the amount of affordable housing by applying for available funds, with the goal of developing 250 affordable units. Analyze sites owned by the City and other public agencies (including San Diego County and the Transit District) to identify those that wcould be suitable to support affordable housing development and determine whether housing development would be feasible and what actions would be needed to develop housing on those sites.
Timeframe:	<ul style="list-style-type: none"> Ongoing

PROGRAM 2C: Utilize Section 8 housing choice vouchers

This program provides rental assistance to eligible very low income households (with incomes not exceeding 50 percent of the area median). The subsidy represents the difference between the rent that exceeds 30 percent of a household's monthly income and the actual rent charged. To cover the cost of the program, U.S. Department of Housing and Urban Development (HUD) provides funds to allow the City of Encinitas Housing Authority to make housing assistance payments on behalf of the families. HUD also pays the Housing Authority a fee for the costs of administering the program. HUD has not issued any new vouchers to the City of Encinitas for the past five years.

In January 2004 and January 2005, HUD capped the Section 8 budget, which required the City to reduce program operating costs. The City responded in part by increasing the payment standards and enhancing occupancy standards which provides for more rental unit opportunity. On March 1, 2013, around \$85 billion in federal budget cuts, known as sequestration, took effect. The cuts are part of a 10-year plan of catastrophic funding reductions to our nation's discretionary domestic programs, including the HUD and the military. The impact of sequestration on the City's Housing Authority has resulted in the loss of annual funding for rental subsidy payments and program administration.

Although the City will continue to administer its 136 housing vouchers, due to high market rents, especially considering the recent implementation of Small Area Fair Market Rents it currently has funding to subsidize only 104 households, and the City has allocated general fund dollars to pay for administrative costs to replace in part declining federal support. The City's ability to expand or even maintain this program

at its current level is derived from the annual Federal budget process. Recent indications from HUD are that Federal support for Section 8 will not be expanded. However, when additional funds become available to assist new families, the City will provide additional housing vouchers.

Funding:	• HUD Section 8 Housing Choice Voucher Allocations
Responsible Agencies:	• Encinitas Housing Authority
Objectives:	<ul style="list-style-type: none"> • Continue to administer and fund the housing choices vouchers based on HUD funding availability • Promote the Housing Choice Voucher program to rental property owners
Timeframe:	• Ongoing

PROGRAM 2D: Ensure that the density bonus ordinance continues to be consistent with State law

Government Code Section 65915 requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with State law. State Density Bonus Law requires a local jurisdiction to grant an increase in density, if requested by a developer, for providing affordable housing as part of a development project. Key provisions of the law include incremental density bonuses that correspond to the percentage of housing set aside as affordable units. State law caps the maximum density bonus at 35 percent and allows the developer to request up to three incentives or concessions, if required to provide the affordable units. The law also provides reduced parking requirements and allows requests for waivers of development standards, such as increased height limits and reduced setback requirements. The developer must demonstrate that incentives reduce costs and are needed to provide affordable units; and that waivers are required because the usual standards physically preclude the project from achieving the allowed density

Many developers in the City utilize State Density Bonus Law, and the City has a standard procedure for routinely processing density bonus applications as part of housing development applications. Projects that meet the City's inclusionary requirements are eligible for density bonuses. As of December 31, 2017, the City had approved 27 density bonus projects that included 49 lower income units. The City's implementing ordinance is consistent with the current Government Code and has been updated to be consistent with the most recent amendments to State Density Bonus Law enacted in ~~2015~~2016. The City will review any future amendments to State Density Bonus law to ensure that its local ordinance remains consistent with State law.

Funding:	• Development Services Department Budget
Responsible Agencies:	<ul style="list-style-type: none"> • Development Services Department • Planning Commission • City Council • Coastal Commission
Objectives:	• Ensure the City's density bonus ordinance is consistent with future amendments to State density bonus law
Timeframe:	• Within one year after amendments are passed to State Density Bonus Law

PROGRAM 2E: Accommodate specialized housing types

Special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific circumstances. The development of affordable and accessible homes is critical to expand opportunities for persons with special needs. Many special needs persons, especially those in emergency shelters, transitional and supportive housing, and single-room occupancy units, may be extremely low income individuals, and implementation of the zoning changes below will enable development of housing serving their needs.

Agricultural Worker Housing:

Pursuant to the State Employee Housing Act (Section 17000 et seq. of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is permitted by right in a zoning district that permits agricultural uses by right. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. The Act also requires that any employee housing providing accommodations for six or fewer employees be treated as a single-family structure, with no conditional or special use permit or variance required.

The City will amend its Zoning Code to be consistent with State law regarding agricultural worker housing and employee housing.

Emergency Shelters:

Senate Bill 2 requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. Pursuant to State law, the City may establish only objective standards for the location, siting, operations and maintenance of emergency shelters.

The City will amend the Zoning Code to permit emergency shelters by right without a discretionary review process in the Light Industrial (LI) and Business Park (BP) zones (28 acres total), subject to the same development and management standards that apply to residential or commercial development in those zones, with the addition of the above standards.

Transitional and Supportive Housing:

State Housing Element Law mandates that local jurisdictions shall address zoning for transitional and supportive housing. Transitional housing is included in the Encinitas Zoning Code as a residential care facility. Supportive housing is not specifically addressed in the Zoning Code. The City will amend its Zoning Code to identify transitional/supportive housing meeting the Government Code Section 65582 (g-j) definitions as a residential use of a property in a dwelling to be allowed under the same conditions as apply to other residential dwellings of the same type in the same zones.

Single-Room Occupancy (SRO) Housing:

SRO units are typically one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit. State law requires that the City accommodate

this housing type, and they provide smaller, less expensive housing units. The City will permit SROs in its multifamily zones to encourage units that are cheaper by design.

Funding:	• Development Services Department budget
Responsible Agencies:	<ul style="list-style-type: none"> • Development Services Department • Planning Commission • City Council • Coastal Commission
Objectives:	• Amend the Zoning Code to accommodate special needs housing consistent with State law
Timeframe:	<ul style="list-style-type: none"> • November 2018 adoption of all code amendments • July 2019 Coastal Commission certification of Local Coastal Program Amendments

PROGRAM 2F: Continue programs to reduce homelessness

The City has provided financial assistance to nonprofit service agencies such as the Community Resource Center, YMCA-Oz North Coast, Fraternity House, Catholic Charities, and Interfaith Shelter Network to provide shelter and supportive services for the homeless. The City also provides funding to the Community Resource Center to operate the Opening Doors program, which matches homeless households with housing navigators and housing resources, to ultimately be placed into permanent housing. The Community Resource Center established an Advisory Committee on Homelessness in Encinitas, comprised of public agency staff, law enforcement, community members, homeless activists, and others. The group meets on a quarterly basis to provide the opportunity for all parties to share their experiences, thoughts, and ideas related to homelessness in Encinitas and the *Opening Doors* pilot project. After an outbreak of Hepatitis A among homeless persons in the County of San Diego, the County provided handwashing stations on a temporary basis, and the City installed temporary toilets for use by the public. The City will evaluate the short and long-term needs and locations for access to 24/7 bathroom and handwashing facilities.

To the extent that funds are available, the City will continue to sponsor or assist emergency shelter facilities, inside City limits or outside within a reasonable proximity to the City, as well as encourage or support facilities by providing grants, or low cost loans, to operating agencies.

Funding:	• City General Fund
Responsible Agencies:	<ul style="list-style-type: none"> • Development Services Department • City Manager • City Council
Objectives:	• Continue to support programs to prevent homelessness and serve homeless persons to the extent funds are available
Timeframe:	• Ongoing

PROGRAM 3: MITIGATION OF CONSTRAINTS

The City reviews and updates development standards and processing procedures that constrain housing development, particularly for lower and moderate-income households. The programs below list steps to be taken to remove governmental constraints that limit the ability to maintain, improve, and develop housing for all income levels. The City will also attempt to understand and, where possible, modify nongovernmental constraints that create a gap between the City's approval of housing and construction of housing.

PROGRAM 3A: Establish parking standards appropriate for different kinds of housing

Basic construction costs for residential developments have rapidly increased, and together with land prices, have increased the cost of housing. This has made homeownership unattainable for many households. Parking is more expensive to supply in some places, so parking requirements add a cost to development and a developer might build fewer housing units or may not develop at all.

The Downtown Encinitas and the North 101 Corridor Specific Plans contain modified parking standards to encourage mixed-use and affordable housing development. Mixed-use units that are guaranteed to be affordable to low or very low income households are allowed a reduced, one-space-per-unit parking requirement. State Density Bonus Law allows even lower parking standards for projects eligible for a density bonus.

However, how people travel continues to change as more focus is being placed on alternative modes of transportation such as bikes and rideshares. The City looks to update its housing standards to reflect current and anticipated parking needs and to adopt parking standards appropriate for affordable, senior-aged, mixed-use, and transit-oriented housing projects.

Funding:	• Departmental budgets
Responsible Agencies:	<ul style="list-style-type: none"> • Development Services Department • Public Works Department • Planning Commission • City Council • Coastal Commission
Objectives:	• Update the City's parking regulations
Timeframe:	<ul style="list-style-type: none"> • January 2020 adoption of all code amendments • January 2021 Coastal Commission certification of Local Coastal Program

PROGRAM 3B: Modify regulations that constrain the development of housing

Governmental constraints are policies, standards, requirements or actions imposed by the various levels of government upon land, housing ownership and development. Although federal and state agencies play a role, the City cannot modify the policies of these agencies and they are therefore not addressed in this program section.

Ground-Floor Commercial Uses Only:

Portions of the North 101 Corridor Specific Plan and Downtown Encinitas Specific Plan have mixed-use zones where residences are allowed. However, 1) ground floor uses in a storefront location are limited to retail-serving uses only; or 2) residential uses are permitted only above or behind a primary use. However, it may be difficult to market and develop a property with these ground floor commercial requirements

because there is a finite economic market available to support retail uses. Mixed-use thrives when it is focused in a compact area, not over lengthy corridors, as is currently mandated in these specific plans. For mixed-use projects, the City will amend zoning regulations to require ground floor commercial uses only at key locations or preference areas based on context or planning objectives to ensure future projects are feasible and the desired community character is preserved. Key locations will be determined by the City Council.

Design Review Findings for Residential Projects:

The City requires design review approval for most proposed developments. Unless exempt, residential projects need to be consistent with the City's design guidelines and comply with certain findings before they may be constructed. Among these findings is the requirement that the project "would not tend to cause the surrounding neighborhood to depreciate materially in appearance or value (EMC 23.08.080)."

Under the Housing Accountability Act, the inability to make this subjective finding cannot be used by the City to deny or reduce the density of any residential development. As noted in the Constraints Analysis, there is no history that a residential project was denied solely on the basis of this finding, and its effectiveness in assuring high-quality development is minimal. As such, the City will amend the language for residential projects. The City will also review other findings that may result in denial of a project to ensure that they are consistent with the Housing Accountability Act.

Separate Lot or Airspace Ownership Requirements in North Highway 101 Specific Plan:

Section 3.1.1(A)(4) of the North 101 Corridor Specific Plan requires that "all [new] residential detached and attached dwelling units in residential-only developments must be constructed on a legally subdivided lot or must be subdivided to permit ownership of airspace in the form of a dwelling unit with an undivided share in common elements." While this requirement is appropriate for single-family homeownership projects, it is inconsistent with provisions of State law that require that the City not discriminate against multifamily rental housing. As such, the City will amend the North 101 Corridor Specific Plan to eliminate the airspace requirement for multi-family housing.

Funding:	• Departmental budgets
Responsible Agencies:	<ul style="list-style-type: none"> • Development Services Department • Planning Commission • City Council • Coastal Commission
Objectives:	• Remove the above constraints to residential development
Timeframe:	<ul style="list-style-type: none"> • January 2020 adoption of all code amendments • June 2020 adopt zoning amendments • January 2021 Coastal Commission certification of Local Coastal Program Amendments • May 2021 Coastal Commission certification of Local Coastal Program

PROGRAM 3C: Right to Vote Amendment

In 2013, a citizen initiative resulted in the Right to Vote Amendment (Proposition A), which requires voter approval of most land use changes and building heights higher than two stories. Proposition A cannot be modified except by another vote of the people. **If a proposed Housing Element does not achieve community support**, Proposition A ~~has been~~ may act as a constraint on the City's ability to comply with state Housing Element law. Assuming that this Housing Element is approved in November 2018, the City will develop strategies to ensure that future Housing Elements can be adopted in a timely fashion and that requirements for a vote of the people do not constrain the City's compliance with State law.

Funding:	• Development Services Department budget
Responsible Agencies:	• Development Services Department
Objectives:	<ul style="list-style-type: none"> • Develop strategies in advance of the next Housing Element due date (2021) to ensure that future Housing Elements and implementing actions can be adopted in a timely fashion- consistent with State law. These strategies may include: <ul style="list-style-type: none"> • Provide information to Encinitas residents about housing, state law requirements and other topics related to housing for all income levels. • Begin preparation of the next housing element as soon as the City receives its RHNA allocation in early 2019. If additional sites must be rezoned, work to identify the sites and policies most acceptable to the community.
Timeframe:	<ul style="list-style-type: none"> • Develop strategies by January 2020 Commence developing the sixth cycle Housing Element in 2019 when the City receives its RHNA allocation.

PROGRAM 3D: Rescind Obsolete Growth Management Policies and Programs

The Land Use Element portion of the Encinitas General Plan contains goals and policies that manage new growth. The measures provide a framework on how the City will ensure that new development does not outpace the ability to provide essential services and infrastructure to support it. One measure establishes

a Growth Management Plan which phases development through building permit limitations. In 1999, the City analyzed the effectiveness of the growth management plan in regulating the pace of residential growth in Encinitas. The City found that the cumulative number of unallocated permits from year-to-year was far greater than housing production. As a result the City discontinued calculation of the permit cap due to the carryover of unallocated permits. As the Growth Management Plan has no impact on the pace of development, the City will eliminate the requirement and ensure that there are no potential constraints to meeting its obligation, under California law, to satisfy its current or future Regional Housing Needs Allocation.

Funding:	• Development Services Department budget
Responsible Agencies:	• Development Services Department
Objectives:	<ul style="list-style-type: none"> • Rescind the Growth Management Plan Ordinance to eliminate the annual housing permit allocation process and grant approvals to projects. • Amend the growth management policies of the Land Use Element
Timeframe:	<ul style="list-style-type: none"> • January 2020 adoption of all code amendments • January 2021 Coastal Commission certification of Local Coastal Program

PROGRAM 3E: Improve the efficiency of the development review process for housing projects

The City continues to improve the efficiency of the development review process. Recently, the City improved its permitting process by placing more information on the City's website; implemented an Internet-based case management system, which is accessible to the public, that tracks permit review and status; and established an interdepartmental team (Project Issue Resolution) that quickly resolves problems and issues as they arise. The City will continue to find opportunities to streamline the permitting process to remove unnecessary barriers, without compromising public health, safety and community character and will process projects outside the coastal zone under SB 35 if requested by an applicant for an eligible project. The City will emphasize working with non-profit and for-profit housing developers to better utilize an expedited process, which would include priority plan review and inspection services. Streamlining includes the environmental review already completed for this Housing Element to address as many environmental issues as possible now to focus future environmental review on project-specific issues.

Funding:	• Development Services Department budget
Responsible Agencies:	• Development Services Department
Objectives:	<ul style="list-style-type: none"> • Expedite permit processing for projects that exceed the City's inclusionary requirements and provide on-site affordable housing. • To the extent permitted by State law, use existing environmental documents to limit review of new developments to impacts not considered in the earlier document
Timeframe:	• Ongoing

PROGRAM 3F: Review nongovernmental constraints impeding development of approved housing projects

Most housing developments approved by the City have received building permits within a reasonable time period. However, building permits or final maps have not been obtained for approximately 75 units approved over one year ago. The City will contact applicants to discover why units have not been constructed. If due to nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints.

Additionally, the City will proactively work with stakeholders to identify constraints or other considerations that may impede the construction of housing in the Encinitas. The City will work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.

Funding:	• Development Services Department budget
Responsible Agencies:	• Development Services Department
Objectives:	<ul style="list-style-type: none"> • Contact applicants of projects to discover nongovernmental constraints preventing construction. • To the extent appropriate and legally possible, identify actions that may help to remove these nongovernmental constraints.
Timeframe:	• Complete by January 2020

PROGRAM 4: CONSERVATION OF EXISTING HOUSING STOCK

The programs below demonstrate how the City shall conserve and improve the condition of the existing affordable housing stock.

PROGRAM 4A: Pursue opportunities to create safe and healthy housing

The City has a number of accessory units that were constructed or converted illegally (without the benefit of building permits) prior to the City's incorporation and might not meet City codes. Recognizing that many of these units provide affordable housing that may not otherwise be available, the City adopted an Affordable Unit Policy (AUP) in 1993 to allow dwelling units built or converted without required permits to apply for legalization. In the period between January 1, 2010 and December 31, 2017, 14 units have been approved through the AUP program.

The City Council in November 2014 revised the compliance program with less restrictive, more preferential terms, which are valid through June 2018. A further extension of the program will be considered in May 2018. Here are the key changes:

- The unit must have existed prior to January 1, 2004. This is a change from the current policy that requires the unit to be in existence prior to incorporation in 1986.
- The unit must be reserved as affordable housing for "low" income households for a period of twenty (20) years. This is a change from the current policy that requires the affordability restriction in perpetuity.
- The standard AUP application fee (\$900) may be waived for property owners that qualify as low/very-low income.

The City has sponsored amendments to State law that would permit more flexibility in applying past building codes to units constructed without permits. Some units constructed without permits may also be able to be legalized under new State ADU regulations if they can meet current building codes.

The City continues to monitor the program and adjust the policy as needed to maximize participation, while ensuring the protection of public health and safety, as well as compliance with State law. The City periodically markets the program to homeowners via City newsletter, website, and/or flyers at public counters.

Funding:	• Development Services Department budget
Responsible Agencies:	• Development Services Department • City Council
Objectives:	• Healthy and safe housing
Timeframe:	• Consider extension of the AUP Program by June 2018

PROGRAM 4B: Assist in rehabilitating housing

The City's current Residential Rehabilitation Program provides grants and/or low-interest, deferred, and/or forgivable loans for building code violations, health and safety issues, essential repairs, upgrades of major component systems, and modifications to accommodate disabilities. The assistance is available to low-income homeowners and to owners of rental units that will rent to low income households. The key funding source available for the rehabilitation program comes from Community Development Block Grants (CDBG). The City anticipates that funding allocated over an eight-year period, from 2013 to 2021, will help administer assistance to about 40 households. The estimated funding amounts are not known until federal appropriations for each fiscal year are finalized and HUD notifies the City of the yearly grant amount. Subject to federal funding, the City will look to assist an average of five households annually (ranging from single-family, multi-family, and mobile homes).

Funding:	• Community Development Block Grants
Responsible Agencies:	• Development Services Department • City Council
Objectives:	• Healthy and safe housing • Assist 40 households
Timeframe:	• Ongoing

PROGRAM 5: EQUAL HOUSING OPPORTUNITIES

Below identifies the programs that promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, or disability.

PROGRAM 5A: Reasonably accommodate housing for the disabled

State law requires jurisdictions to analyze potential and actual governmental constraints on the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove or mitigate those constraints.

Through its building permit authority, the City enforces State Title 24 accessibility regulations. As needed on a case-by-case basis, the City has made reasonable accommodations with respect to accessibility in its application of zoning/development standards. To ensure full compliance with reasonable accommodation

procedures of the Fair Housing Act, the City will adopt a Reasonable Accommodation Ordinance to establish procedures for the review and approval of requests to modify zoning and development standards to reasonably accommodate persons with disabilities, including persons with developmental disabilities.

Funding:	• Development Services Department budget
Responsible Agencies:	• Development Services Department
Objectives:	• Adopt reasonable accommodations ordinance for persons with disabilities
Timeframe:	• November 2018 adopt new reasonable accommodations ordinance • July 2019 certification of Local Coastal Program Amendments

PROGRAM 5B: Promote fair housing

The City of Encinitas receives Community Development Block Grant (CDBG) funds from HUD. As a recipient of these funds, the City certifies that it will affirmatively further fair housing.

The City currently contracts with Legal Aid Society of San Diego to provide fair housing and landlord/tenant services to residents and landlords in Encinitas. Legal Aid will help mediate and will assist with filing fair housing complaints, and the City refers complaints to Legal Aid. Legal Aid also conducts free educational workshops for housing providers and tenants, as well as conducting fair housing testing to ascertain if fair housing issues are occurring in the City.

For the past three iterations, the City has partnered with all jurisdictions in the County to conduct a Regional Analysis of Impediments to Fair Housing Choice (AI). The AI identifies specific improvements to the City's Zoning Code to expand fair housing choices for all. The AI has outlined numerous actions for the City and the other cities in the County. Some of the most significant actions are these:

- Promote the Housing Choice Voucher program to rental property owners, in collaboration with the various housing authorities in the region.
- Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc.
- Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.
- Diversify and expand the housing stock to accommodate the aired housing needs of different groups
- Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented

Funding:	• Community Development Block Grants
Responsible Agencies:	• Development Services Department • City Council

Objectives:	<ul style="list-style-type: none"> • Continue to contract with Legal Aid Society or other capable organization to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action. • Implement the actions contained in the AI • Update the AI as needed • Collaborate with the jurisdictions in the San Diego region to complete the
Timeframe:	• Ongoing

PROGRAM 6: AT RISK HOUSING

There are some government-assisted projects or units that are or may be at-risk of conversion to market rate. At-risk units are occupied by seniors or lower income families who cannot afford to pay market rate rents and who could be displaced if the project or unit converts. Many of these units typically convert to market rate as subsidy contracts or regulatory agreements expire. The programs included herein identify how the City will attempt to preserve assisted housing developments that are at risk of converting to market-rate.

PROGRAM 6A: Monitor publicly assisted housing projects

The Housing Element is required to include a program to monitor and work to preserve affordable housing units that are eligible to convert to non-low-income housing uses. All inventoried units eligible to prepay, opt-out, or terminate long-term use/affordability restrictions during the next 10-years are considered by HCD as “at-risk”. Thus, this Housing Element’s “at-risk” housing analysis covers the period from November 2018 through November 2028.

As described in Appendix B, no assisted units in the City are at risk of loss in the next 10 years. However, the City will continue to monitor and review all assisted units so that it can act in advance of the loss of any units.

Funding:	• Development Services Department budget
Responsible Agencies:	• Development Services Department
Objectives:	<ul style="list-style-type: none"> • Monitor the status of any Notices of Intent and Plans of Action filed by property owners to convert to market rate units • Identify non-profit organizations as potential purchasers/managers of at-risk housing units • Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units or construct replacement units • Ensure the tenants are properly noticed and informed of their rights that they are eligible to obtain special Section 8 vouchers reserved for tenants of converted properties
Timeframe:	• Ongoing

PROGRAM 6B: Explore providing credit under the inclusionary ordinance for preservation of at-risk housing

As part of its update to the City's inclusionary ordinance described in Program 2A, the City will consider providing credit for preservation of at-risk housing and for conversion of market-rate units to affordable units when consistent with Government Code Section 65583.1 and will explore inclusion of preservation and conversion projects in the 2021 – 2029 Housing Element.

Funding:	• Development Services Department budget
Responsible Agencies:	• Development Services Department • City Council
Objectives:	• Consider allowing developers to meet inclusionary requirements by preserving at-risk housing units or converting market-rate units to affordable when consistent with the provisions of Government Code Section 65583.1.
Timeframe:	• November 2018 updated inclusionary housing program • July 2019 Coastal Commission certification of Local Coastal Program Amendments

TABLE 2-7 QUANTIFIED OBJECTIVES (2013-2021)						
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	TOTALS
New Construction	365	366	555	413	907	2,353
Rehabilitation	---	---	40	---	---	40
Conservation and 'At-Risk'	20	---	---	---	---	20 ³
Section 8	57	56	---	---	---	113
¹ The City does not have anything 'At-Risk' in the current planning period; however, the City will continue to monitor the status of deed-restricted affordable housing units. Units reported account for AUP units anticipated to be legalized during the planning period.						

Appendix A: Community Engagement Summary

Section 65583 (c) (7) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." A discussion of citizen participation is provided below.

The City of Encinitas conducted an extensive public outreach process beginning in 2014 to prepare a 2013-2021 Housing Element. Outreach efforts included 45 presentations, numerous mailers and ads, and community dialogue sessions attended by 479 persons. That effort culminated in the adoption of a 2013-2021 Housing Element by the City Council in June 2016 and its placement on the November 2016 ballot as Measure T. However, the voters did not approve Measure T.

The City immediately began an effort to adopt a revised 2013-2021 Housing Element to be submitted to the voters in the November 2018 election. On November 16, 2016, even before the certification of the Measure T election results on December 13, 2016, the City Council approved the formation of a Housing Element Subcommittee to work with all groups to adopt a Housing Element. The City Council held a special community workshop on February 1, 2017, attended by well over 100 people, to discuss adoption of an adequate Housing Element and also held a special meeting on February 6, 2017, at which it appointed a Housing Element Update Task Force, comprised of the Council Subcommittee and two public members, including one supporter and one opponent of Measure T. Eleven public meetings were held by the Task Force in 2017, two of which were joint meetings with the City Council, in addition to regular updates to the City Council. In 2018, two Task Force meetings, two joint Task Force-City Council meetings and one community informational open house have occurred or have been planned. All meetings were advertised to an extensive mailing list (hard copy and email/e-alert) and the City maintained a web site with all information submitted to the Task Force. The meetings were attended by, among others, representatives of the San Diego Housing Federation, Building Industry Association, affordable housing and market-rate developers, and many community members. Additionally, two stakeholder meetings were held. Refer to Appendix A for the public notice mailing list, public notices, Council meeting minutes, and stakeholder meeting notes.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Table A-1 shows the date or anticipated date of each meeting for the housing element. Summary notes for each meeting shown in the table are provided within Appendix A.

Table A-1: Summary of Public Comments from Housing Element Meetings

HOUSING ELEMENT TASK FORCE(HETF)	NOTES
February 13, 2017	HETF meeting
February 23, 2017	HETF meeting
March 9, 2017	HETF meeting
April 10, 2017	HETF meeting
May 4, 2017	HETF meeting
August 10, 2017	HETF meeting
September 5, 2017	HETF meeting
September 26, 2017	HETF meeting
October 16, 2017	HETF meeting
February 28, 2018	HETF meeting
CITY COUNCIL	NOTES
February 6, 2017	Special meeting
November 8, 2017	Regular meeting
December 16, 2017	Joint meeting with Task Force
January 10, 2018	Joint meeting with Task Force
April 4, 2018	Joint meeting with Task Force
STAKEHOLDER	NOTES
February 28, 2018	Stakeholder meeting #1
April 4, 2018	Stakeholder meeting #2 (Pending)
WORKSHOPS/OPEN HOUSE	NOTES
February 1, 2017	Special Council Meeting/Housing Element Workshop
May 10, 2018	(Pending)



A.1 Housing Element Task Force Public Comments

This section contains a summary of the public comments provided during each of the Housing Element Task Force (HETF) meetings. Opportunities for public comment were provided at the beginning and end of each meeting.

HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – FEBRUARY 13, 2017

PUBLIC COMMENTS:

Beginning of meeting -

- Community Member – Short buildings and low density.
- Bob – Supports ADU policy and recommended reading report on ADUs.
- Robin – Concern with parcels in Cardiff. Not appropriate for the plan. Traffic and building height concerns.
- Richard – Commends the task force for their work.
- Steve – Suggests focusing on the best plan – market will decide. Also suggests hiring staff to get ADUs built.
- Amy – presented ideas for creating ways to build affordable housing for artists.
- Ron – Suggested putting HCD rules/regulations on website to help the public understand what HCD is looking for to approve the housing element.

End of meeting -

- Bob – consider more sites than just our shopping centers. Consider long-term study through HCD to achieve low cost housing.
- Glen – Need feedback mechanism for public comments. Get a good expert for housing element. Should be able to go more than 2-stories. Mixed use does not work. Preserve historic sites and community character.
- Mark – You need a process. Establish milestones and due dates. Have structure. Concerned about density calculations.
- Community Member – Likes the open approach to the meetings.
- Sheila – ADUs are grandfathered. Look at Oceanside bonds. Use the original General Plan, not overlay. Downtown site should be off the table. Why start with existing sites?
- Glenn – Look at Los Gatos regulations to understand background on thoughts. We never had a workshop on inclusionary and affordable housing, which had been discussed.
- Russ – Talked about a style of proto-type developments to consider that worked in La Jolla.

HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – FEBRUARY 23, 2017

PUBLIC COMMENTS:

Beginning of meeting -

- Kathleen – Simply thanked the task force for their work.
- Bob – Provided information regarding ADUs built in the City.
- Damien – Affordable builder. He has an affordable plan for his property and wants it considered.
- Peter – Based on court case (CBA vs San Jose) consider 15% inclusionary housing ordinance.
- Community Member – Suggested affordable housing at the Encinitas Community Park.
- Community Member – Why can't we just take city property and build affordable housing.

End of meeting -

- Ron – Wants staff to confirm the effort to notify the public of upcoming meetings.
- Bob – Wants to know how the new laws will affect the ADUs regulations.
- Sheila – No RFP until we know what we want in the plan. Wants specifics. Can we have an HCD rep?
- C.J. – Are the meeting minutes on the website? (Staff explained meetings are recorded and posted on the Subcommittee's webpage).
- Community Member – Suggested the buffer be doubled to gain HCD's acceptance.
- Glenn – Talked about the housing element consultant's role.
- Cardiff Resident – What is the vision as we grow? Need good planning efforts.
- Glenn – Plan needs to be confined in order to pass.
- Community Member – There needs to be educational materials on the City's homepage.

HOUSING ELEMENT TASK FORCE/CITY COUNCIL MEETING

PUBLIC COMMENTS – FEBRUARY 28, 2018

PUBLIC COMMENTS:

Beginning of meeting

- Peter Stern – This Housing Element process has been the most transparent process. Remember that zoning is very important and that you need to work beyond selection of sites.
- Lois – Recommends keeping L-7 on the list.
- Richard – L-7 should be rezoned to R-3 and funds from project could be used for affordable housing project near bus lines. Too much increased density proposed on Quail Gardens Drive. Use public works site.
- Sylvia – Recommends keeping L-7 on the list.
- Glen – Should be a rational planning process. Concerned about density on Quail Gardens Drive.
- Kevin – Concerned about L-7 site.
- Encinitas Resident – Affordable housing supporter.
- Tom – City needs to have affordable housing available.
- CRC – Affordable housing advocate spoke in support of affordable housing.
- Ron – Could we use the El Camino Real Home Depot open space?
- Angela – Recommends L-7 site and supports affordable housing.

End of meeting

- Sue Reynolds – Suggested keeping L-7 on the list.
- ~~Bob K.~~ Bob K. – Spoke on behalf of Leichtag and supported keeping the L-7 site on the list, with the understanding that any housing intensification would include the implementation of the recommendations of the previously prepared traffic calming plan. ~~suggested not selecting L-7 site due to traffic impacts.~~
- Peter Curry – Suggested considering the use of an overlay.
- Resident – Spoke of her concerns with low-income development.

HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – MARCH 9, 2017

PUBLIC COMMENTS:

Beginning of meeting -

- Bob – Consider the landfill site as an option for affordable housing.
- Damien – Presented a spreadsheet on sites and options based on land value the 30 DUA.

End of meeting -

- Glenn – Asked various questions about the consultant selection and if they will work with staff and the task force.
- Community Member – Expressed concerns about affordable housing and that many teachers can't afford to live in Encinitas.

HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – April 10, 2017

PUBLIC COMMENTS:

Beginning of meeting -

- None

End of meeting -

- Citizen – Parking ordinances. Required 2 for 1 bedroom currently. He ran numbers at 1.5 per bedroom. Reanalyzing the parking
- Glenn - 15 vs. 16 Adopted the environmentally friendly map but there was no option to change it. Should look at more than one outside site. Give Council the discretion to look at other outside sites.
- Citizen – 16 to 20 sites then add more that were on other maps?
- John Gjata – Looking at cost per square foot. Looking at it financially. Coordinate with the more elderly population.
- Ron – Map 4 most sustainable. We need a final EIR approved.

HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – May 4, 2017

PUBLIC COMMENTS:

Beginning of meeting -

- Citizen - Hearing Encinitas anti-affordable housing in the media...but ironic because we shut down Measure T. Suggests City should help itself in the process of setting the record straight. More affordable housing mandated. City should be more vocal.

End of meeting -

- Damien – Max density could be governed by height.
- Citizen – is there a range the state requires two/three bedrooms? Percentage of types of units?
- Citizen - Any example in communities of affordable units owned by the city? How is the affordable unit in perpetuity after someone passes away?

HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – AUGUST 10, 2017

PUBLIC COMMENTS:

Beginning of meeting -

- Brisbane SF – Small City by choice (Baylands Project).
- Community Member – Why sites on Coast Highway 101? Does not support.
- Kevin J. (SELC) – No upzoning near the lagoon.

End of meeting -

- Community Member – Are you tracking legislation related to housing?
- Community Member – Legal definition of “affordable”? Can underground parking be used? Any mechanisms in place to prevent marketeering?
- Glenn – Measure T tried to change this city by making small sites larger, but the Consultant is working with small sites and change standards. Does DB give developer opportunity to change the size of the box?
- Glenn O. – Does HCD give credit from public participation from Measure T? Only certain dates for elections.
- Jerry – Are we trying to get truly affordable housing, did not hear Consultant talk about that.
- Ron – Share the burden across the community and be aware of AB 72
- Community Member – Why include mixed use? Do we need it?

HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – SEPTEMBER 5, 2017

PUBLIC COMMENTS:

Beginning of meeting -

- Damien M. – Discussed his property as an option for consideration and an affordable housing project for the site.
- Faith – Interested in adding sites west of the I-5 off Manchester Ave.
- Richard S. –
- Glenn J. – We need to get going on selecting the sites R25 for small and R30 for larger? Do not include City Hall.
- Lansing – Interested in adding sites.
- Property Owner of 7-11 on Encinitas Blvd. wanted his site considered
- Community Member – The Kimley Horn analysis will not work with the development stds. proposed. Need to look closer at what is being proposed.

End of meeting -

- None

HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – SEPTEMBER 26, 2017

PUBLIC COMMENTS:

Beginning of meeting -

- Glen J. – Get this Housing Element Plan approved
- Damien M. – Discussed his property as an option for consideration and his partnership with Community Housing Works
- Angela – Talked about the importance of affordable housing opportunities

End of meeting -

- Louise – Does not want access from County burn site off Shields Avenue
- Kathleen L. – Does not want the Sprouts site or Ralphs site considered
- Property Owner of 7-11 on Encinitas Blvd. – Can't City build the affordable housing?
- Ron – Task Force should use an even hand for the distribution of sites in the 5 communities
- Gerald S. – Made a suggestion on a site to consider (not clear which)
- Nancy N. – Wants affordable housing on City owned vacant properties
- Community Member – Stated that we should want affordable housing
- Angela – repeated the need for affordable housing

HOUSING ELEMENT TASK FORCE PUBLIC COMMENTS – OCTOBER 16, 2017

PUBLIC COMMENTS:

Beginning of meeting -

- Glen J. – Provided a comment letter (in project file) encouraging the Task Force not to get caught up in the small details and get a plan together.
- Doug G. (SELC) – Encouraged the Task Force to consider protecting the lands around the lagoon.
- Kevin J. (SELC) – Highlighted multiple sections in the General Plan's Resource Mgmt. Element, which encourage protection of areas around the lagoon.
- Steve H. – Does not support upzoning vacant sites near Sienna Canyon Drive.
- Nikki (Greek Orthodox Church) – Would like to have portion of the church's property included as one of the sites for consideration.
- Damien M. – Encouraged the Task Force to support projects with true affordable housing.
- Kathleen L. – Stressed the need for affordable housing in the City.

End of meeting -

- Glen O. – Asked that the Task Force consider the economic viability of the sites.
- Property Owner of 7-11 on Encinitas Blvd. – Had a question related to 30 units per acre.
- Kathleen L. – Requested the Task Force consider the Vons Shopping Center site.
- Glen J. – Can Density Bonus be used as an option?
- Community Member – Requested to have the sites the Task Force selects posted on the City's website.
- Community Member – Asked if public support of the Task Force process is necessary at the City Council meeting.



A.2 City Council Meeting Notes

This section contains the meeting minutes and all public comments from each of the City Council meetings related to the Housing Element Update.

Note: The April 4, 2018 meeting minutes are currently being processed and will be added when available.

*MINUTES OF THE ENCINITAS CITY COUNCIL SPECIAL MEETING
FEBRUARY 6, 2017, 6:00 P.M., 505 SOUTH VULCAN AVENUE*

CALL TO ORDER/ROLL CALL

Mayor Blakespear called the meeting to order at 6:00 P.M.

Present: Mayor Catherine S. Blakespear, Deputy Mayor Tony Kranz, Council Members Tasha Boerner Horvath, Joe Mosca and Mark Muir

Absent: None

Also present: City Manager Brust, City Attorney Sabine, Special Counsel Barbara Kautz, Principal Planner Langager, City Clerk Hollywood and Deputy City Clerk Bingham

There being a quorum present, the meeting was in order.

PLEDGE OF ALLEGIANCE

AGENDA ITEMS

1. **City Council discussion on next steps regarding the development of a legally compliant Housing Element Update.**

RECOMMENDED ACTION: Provide direction to the Council subcommittee of Mayor Blakespear and Deputy Mayor Kranz and staff regarding next steps for developing a legally compliant Housing Element Update.

SPEAKERS:

Bob Bonde, Gene Chapo, Eileen Troberman, Nancy DeGhionno, Kathleen Lees, Richard Boger, Rhonda Graves and Glen Johnson.

Special Counsel Barbara Kautz and Principal Planner Langager responded to questions and comments from the public and Council.

COUNCIL CONSENSUS:

There was Council Consensus to direct staff to bring back the Inclusionary Housing Ordinance and In-Lieu Fees for Council consideration.

SPEAKERS CONTINUED:

Bruce Ehlers, Gene Chapo, Glen Johnson, Bob Bonde, Glenn O'Grady, Kathleen Lees, Andrew Matuszeski, Audrey, Tom Cozens and Linda Durham.


ACTION:

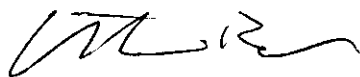
Blakespear moved, Boerner Horvath seconded to: 1) Convene a Housing Element Update Task Force consisting of Mayor Blakespear, Deputy Mayor Kranz, Bruce Ehlers and Kurt Groseclose to bring forward an alternative proposal with flexibility to add members as needed; 2) Direct the Task Force to prepare a time line; 3) Direct staff to place a standing agenda item on the City Council agenda beginning with the first meeting in March; 4) Authorize the Task Force to commission studies as necessary; and 5) Include timely check-ins with the Planning Commission. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None.

Mayor Blakespear asked if there was Council Consensus to tie the Strategic Planning sessions to the budget and to schedule these sessions ahead of the budget presentations. There was Council Consensus.

ADJOURNMENT

Mayor Blakespear adjourned the meeting at 8:45 P.M.


Kathy Hollywood, City Clerk
By: Claudia Bingham
Deputy City Clerk


Catherine S. Blakespear, Mayor

*MINUTES OF THE ENCINITAS CITY COUNCIL REGULAR MEETING
NOVEMBER 8, 2017, 6:00 P.M., 505 SOUTH VULCAN AVENUE*

1. CALL TO ORDER

Mayor Blakespear called the meeting to order at 6:00 P.M.

2. ROLL CALL

Present: Mayor Catherine S. Blakespear, Deputy Mayor Tony Kranz, Council Members Tasha Boerner Horvath, Joe Mosca and Mark Muir

Absent: None

Also present: City Manager Brust, City Attorney Sabine, Director of Development Services Wisneski, City Clerk Hollywood, Principal Planner Langager, Special Counsel Kautz, consultants Dave Barquist and Nick Chen of Kimley Horn, consultants Mike Singleton and John Holloway of KTUA, Special Counsel Skinnell, consultant Doug Johnson of National Demographics Corporation, Project Manager O'Grady, Fire Chief Stein

There being a quorum present, the meeting was in order.

3. PLEDGE OF ALLEGIANCE

4. SPECIAL PRESENTATIONS AND PROCLAMATIONS

There were no presentations or proclamations.

5. ORAL COMMUNICATIONS / POSSIBLE DIRECTION TO STAFF

John Hyde spoke regarding damage to the wetlands along Escondido Creek.

James McDonald spoke regarding bees.

6. REPORT FROM CLOSED SESSION

No Closed Session meeting was held.

7. CHANGES TO THE AGENDA

There were no changes to the posted agenda.

8. CONSENT CALENDAR

Council Member Mosca stated that he would abstain from voting on Agenda Item 8B due to his employment with SDG&E.

Item 8H was removed from the Consent Calendar by a member of the public.

COUNCIL ACTION:

Kranz moved, Muir seconded to close and adopt the amended Consent Calendar. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None. Abstain: Mosca (8B).

- 8A. Approval of the Minutes of the October 11, 2017 Regular Meeting, October 11, 2017 Special Closed Session, October 18, 2017 Regular Meeting and October 30, 2017 Special Closed Session. Contact Person: City Clerk Hollywood

Recommended Action: Approve the Minutes.

- 8B. Approval of the Warrants List. Contact Person: Finance Manager Lundgren

Recommended Action: Approve the Warrants.

Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None. Abstain: Mosca.

- 8C. Amendment 11 to the Agreement with Tyler Technologies, Inc. for the purchase of licenses and re-configuration of existing Tyler Content Management (TCM) software to enable new functionality. Contact Persons: IT Supervisor Van Pelt and IT Project Manager Salmon

Recommended Action: Approve Amendment 11, in substantial form, in consultation with the City Attorney, and authorize the City Manager to enter into the amended agreement with Tyler Technologies, Inc. for software licenses and professional services not to exceed \$39,250 and annual software maintenance fees in the amount of \$7,290 beginning in FY 18-19.

- 8D. Caltrans Adopt-A-Highway northbound Interstate 5 on/off ramps at Birmingham Drive. Contact Person: Interim Public Works Director Lamb

Recommended Action: Recommend that the City of Encinitas apply to enter into an agreement with Caltrans for adoption of the northbound Interstate 5 on/off ramps for litter removal.

- *8E. Public Hearing - Request to vacate/abandon an existing biological open space easement historically consisting of Diegan coastal sage scrub and non-native grassland. Contact Person: City Planner Sapa'u

Recommended Action: Adopt attached Resolution No. 2017-76 (Attachment CC-1) approving the Final Mitigated Negative Declaration (Attachment CC-3) for the project, certifying the abandonment fee of \$87,500 the landowner must pay to the County Treasurer, and approving the request to abandon the existing biological open space easement.

There were no public speakers on this item.

- 8F. Contract Amendment for Construction Inspection Services. Contact Person: City Engineer Magdosku

Recommended Action: Authorize the Director of Development Services, or the Director's designee, in consultation with the City Attorney, to execute an amendment to an existing agreement with Geopacifica in the amount of \$35,380 plus 15% contingencies, for a total contract amount not to exceed \$220,687.

- 8G. Easement Agreement for Use of Rail Right-of-Way and Memorandum of Understanding for Construction of the Cardiff Coastal Rail Trail Improvements. Contact Person: Associate Civil Engineer Kellar

Recommended Action: 1) Authorize the City Manager, in consultation with the City Attorney, to execute the Easement Agreement with North County Transit District (NCTD) (in substantial form as provided in Attachment 1) for construction and maintenance of improvements in the rail right-of-way; and 2) Authorize the City Manager, in consultation with the City Attorney, to execute the Memorandum of Understanding (MOU) with San Diego Association of Governments (SANDAG) (in substantial form as provided in Attachment 2) to facilitate the construction of the Cardiff Coastal Rail Trail improvements by SANDAG and ultimate maintenance of the improvements by the City.

9. ITEMS REMOVED FROM THE CONSENT CALENDAR

- 8H. Mobility Project Update - Capital Improvement and Traffic Engineering Divisions. Contact Person: City Engineer Magdosku

Recommended Action: 1) Receive report on the status of Capital Improvement and Traffic Engineering projects; and 2) Receive report on the status of the effort to develop a publicly available GIS map of active projects.

Michael von Neumann expressed appreciation to the City for its efforts to improve bike and pedestrian safety.

COUNCIL ACTION:

Blakespear moved, Boerner Horvath seconded to: 1) Receive report on the status of Capital Improvement and Traffic Engineering projects; and 2) Receive report on the status of the effort to develop a publicly available GIS map of active projects. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None. Abstain: None.

10. ACTION ITEMS

- 10A. Housing Element Task Force/City Council discussion regarding the Housing Plan Update and associated analysis to achieve a State-certified Housing Element. Contact Person: Principal Planner Langager

Recommended Action: Staff and the Housing Element Task Force (HETF) recommend that the Council: 1) Provide comments on the sites proposed for inclusion as part of the Housing Element Update and give direction to the HETF regarding their scope of work; and 2) Request that Kimley-Horn prepare a revised scope of work regarding the tasks required to complete the Housing Element update, and direct staff to return with a new contract or contract amendment, for Council review and approval, for completion of a draft Housing Element.

Principal Planner Langager; Housing Element Task Force Members Mayor Blakespear, Deputy Mayor Kranz, Bruce Ehlers and Kurt Groseclose; Special Counsel Barbara Kautz; and consultants Dave Barquist and Nick Chen from Kimley-Horn provided the report and responded to questions.

SPEAKERS:

James Kozak, Glen Johnson, Bob Bonde, Bob Echter, Daron Joffe, Lee Vance, David Gaffney and Randy Goodson

COUNCIL ACTION:

Council consensus to request that Kimley-Horn prepare a revised scope of work regarding the tasks required to complete the Housing Element update, and direct staff to return with a new contract or contract amendment, for Council review and approval, for completion of a draft Housing Element.

Council consensus to authorize the Housing Element Task Force to meet with HCD.

Council consensus to direct the consultant to prepare and provide more realistic numbers regarding sites and site constraints.

Council consensus to schedule an additional City Council meeting with the task force to receive and discuss additional information.

Mayor Blakespear called a recess from 8:43 p.m. to 8:56 p.m.

- 10B. Presentation, review, discussion and direction on the first draft of the Coastal Mobility & Livability Study (CMLS) related to the Active Transportation Plan (ATP). Contact Person: Principal Planner Langager

Recommended Action: Staff recommends that the Council: 1) Receive the report and provide input on the first draft of the CMLS specific to the ATP; and 2) Provide staff direction, as desired.

Principal Planner Langager and consultants Mike Singleton and John Holloway from KTUA provided the report and responded to questions.

SPEAKERS:

Marty Benson, Kellie Shay Hinze, Julie Hinze, Judy Berlfein, Elena Thompson

COUNCIL ACTION:

Council received the report and provided input on the first draft of the CMLS specific to the ATP.

- 10C. District-Based Elections / Content of Draft Maps, Sequence of Elections – Receive input from the community and introduce an ordinance to adopt a district boundary maps and sequence of elections pursuant to Elections Code § 10010. Contact Person: Project Manager O'Grady and Special Counsel Skinnell

Recommended Action: 1) Receive a report from National Demographics Corporation, the City's demographic consultant, concerning the maps proposed to date and potential election sequencing for a district-based election process pursuant to Elections Code § 10010; 2) Open the public hearing and invite members of the public to provide feedback on the draft maps and potential election sequencing presented; 3) Close the public hearing and select a preferred map and set the sequence of elections; and 4) Introduce Ordinance 2017-15, entitled "An Ordinance of the City of Encinitas, California, Establishing a By-District Election Process in Four Council Districts Pursuant to California Elections Code § 10010 & California Government Code §§ 34871(C) & 34886," incorporating the adopted map and sequence of elections.

Project Manager O'Grady, Special Counsel Skinnell and consultant Doug Johnson from National Demographics Corporation provided the agenda report and responded to questions.

SPEAKERS:

Kevin Dolan, Kevin Doyle, Kathleen Lees

COUNCIL ACTION:

Mosca moved, Blakespear seconded to close the public hearing and introduce Ordinance 2017-15, entitled "An Ordinance of the City of Encinitas, California, Establishing a By-District Election Process in Four Council Districts Pursuant to California Elections Code § 10010 & California Government Code §§ 34871(C) & 34886," incorporating Citizen 016 map and the sequence of elections - Districts 3 & 4 in 2018 and Districts 1 & 2 in 2020. Motion carried. Ayes: Blakespear, Boerner Horvath, Mosca. Nays: Kranz, Muir.

- 10D. Reduce Fire Department Response Times in the North Leucadia/Saxony Canyon area by adding a Peak Hour Fast Response Vehicle (Type-6 Engine). Contact Person: Fire Chief Stein

Recommended Action: City Council authorize the City Manager and Fire Chief to establish a pilot program for a peak hour Fast Response Vehicle (FRV) program in the North Leucadia/Saxony Canyon area.

This item was continued to a future City Council meeting.

- 10E. Marijuana-Related Activities and Uses—Consideration and Possible Adoption of a Draft Ordinance Prohibiting the Same to the Extent Authorized by California Law. Contact Person: City Attorney Sabine

Recommended Action: Take action to introduce draft Ordinance No. 2017-16 entitled, "An Ordinance of the City Council Adding Chapter 9.21 to the Encinitas Municipal Code to Prohibit Commercial and Personal Marijuana Related Activities and Uses to the Extent Authorized by California Law, and thereby, Prevent and Invalidate any State License or Authorization Regarding the Same."

City Attorney Sabine provided the agenda report and responded to questions.

SPEAKERS:

Randall Sims spoke.

Kelly McCormick and Judi Strang spoke in support of the ordinance.
Jeff Taylor and Sam Humeid spoke in opposition to the ordinance.

COUNCIL ACTION:

Muir moved, Mosca seconded to introduce Ordinance No. 2017-16 entitled, "An Ordinance of the City Council Adding Chapter 9.21 to the Encinitas Municipal Code to Prohibit Commercial and Personal Marijuana Related Activities and Uses to the Extent Authorized by California Law, and thereby, Prevent and Invalidate any State License or Authorization Regarding the Same." Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None. Abstain: None.

11. INFORMATIONAL ITEMS

- 11A. Housing Element Update Status Report. Contact Person: Council Subcommittee Members Blakespear and Kranz

This item was discussed as part of Agenda Item 10A.

12. COUNCIL MEMBER INITIATED AGENDA ITEM

There were no Council Member Initiated items.

13. FUTURE AGENDA ITEMS ADDED BY COUNCIL MEMBERS

No future agenda items were added.

14. CITY COUNCIL MEMBER REPORTS PURSUANT TO AB1234 (GC 53232.3(d)) / POSSIBLE DIRECTION TO STAFF

No reports were given.

15. CITY MANAGER REPORTS / PENDING POSSIBLE FUTURE AGENDA ITEMS

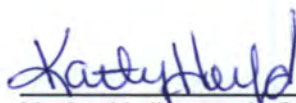
No report was given.

16. CITY ATTORNEY REPORTS

No report was given.

17. ADJOURNMENT

Mayor Blakespear adjourned the meeting at 11:32 P.M.



Kathy Hollywood, City Clerk



Catherine S. Blakespear, Mayor

*MINUTES OF THE ENCINITAS CITY COUNCIL SPECIAL MEETING
DECEMBER 16, 2017, 8:30 A.M., ENCINITAS COMMUNITY CENTER,
1140 OAKCREST PARK DRIVE*

CALL TO ORDER/ROLL CALL

Mayor Blakespear called the meeting to order at 8:33 A.M.

Present: **City Council:** Mayor Blakespear, Deputy Mayor Kranz, Council Members Boerner Horvath, Mosca, and Muir

Housing Element Task Force: Mayor Blakespear, Deputy Mayor Kranz, Bruce Ehlers, and Kurt Groseclose

Absent: None

Also present: City Manager Brust, City Attorney Sabine, City Clerk Hollywood, Director of Development Services Wisneski, City Planner Sapa'u, Principal Planner Langager, Special Counsel Barbara Kautz, and consultants Dave Barquist and Nick Chen of Kimley Horn.

There being a quorum present, the meeting was in order.

AGENDA ITEM

1. Housing Element Task Force/City Council continued discussion regarding the Housing Plan Update and associated analysis to achieve a State-certified Housing Element. Contact Person: Principal Planner Langager

RECOMMENDED ACTION: Staff and the Housing Element Task Force (HETF) recommend that the Council: 1) Discuss and provide comments on the sites proposed for inclusion as part of the Housing Element Update and give direction to the HETF regarding their work efforts; and 2) Direct staff to return with a new contract or contract amendment with Kimley-Horn, and a budget adjustment for Council review and approval for completion of the a draft Housing Element.

SPEAKERS:

- Richard Boger, Jim Gillie, Kathleen Gillie, spoke in opposition to the city-owned Quail Gardens site (L-7).
- Glen Johnson spoke regarding sites on Quail Gardens Drive and in opposition to the city-owned site (L-7).
- Helmut Kiffman spoke about process and community engagement.

- Damien Mavis spoke in support of including the Cannon Family/Piraeus site plus adding two additional parcels.
- Ruben Flores spoke regarding equal distribution of housing throughout the five communities of Encinitas.
- Alicia Bazzano, Bob Echter, and Jackie Kim spoke regarding the Echter property.
- Peter Stern spoke regarding the need for housing and preserving community character.
- Mike Andreen spoke regarding the dump site.
- Dennis Cook spoke regarding the burn site and dump site.
- Sheila Cameron spoke regarding the Sunshine Gardens site and the dump site.

Special Counsel Kautz provided a summary of the meeting with HCD and reviewed changes to State Housing Law that will impact and govern the City's Housing Element.

Housing Element Task Force Members Blakespear, Kranz, Ehlers, and Groseclose provided a summary of their meeting with HCD.

Sue Reynolds of Community Housing Works provided a presentation on affordable housing.

Mayor Blakespear called a recess from 10:30 a.m. to 10:40 a.m.

The City Council and Housing Element Task Force reviewed the list of properties and determined which properties would move forward with further analysis and consideration and which properties would be removed from further analysis and consideration.

COUNCIL ACTION:

Council and Task Force consensus to move forward the following properties for further analysis and consideration:

Cardiff by the Sea:

- **Manchester Avenue Sites**
- **Greek Church Site**
- **Strawberry Fields Site**

Leucadia:

- Cannon Property (Piraeus) Site
- Highway 101 Sites

New Encinitas:

- Armstrong Site

Old Encinitas:

- Encinitas Boulevard & Quail Gardens Sites
- Sunshine Gardens Sites

Olivenhain:

- 7-11 Center and Surrounding Sites
- Rancho Santa Fe Sites (Gaffney/Goodsen)

COUNCIL ACTION:

Council and Task Force consensus to remove the following properties from further analysis and consideration:

Leucadia:

- Echter Property
- L-7 Site
- Additional Cannon parcels (property owner presented at the meeting)

New Encinitas:

- County Burn Site

Olivenhain:

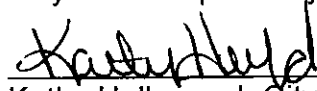
- Coassin/Lansing Site
- 105 Rancho Santa Fe Site (letter received and staff presented at the meeting)

COUNCIL ACTION:

Direction to staff to: 1) schedule a meeting in January to bring back the sites identified for further analysis and consideration; and 2) suggestions for vacant or developed land citywide that have owner interest with emphasis on New Encinitas and bring back for City Council/Task Force review.

ADJOURNMENT

Mayor Blakespear adjourned the meeting at 12:40 P.M.


Kathy Hollywood, City Clerk


Catherine S. Blakespear, Mayor

**MINUTES OF THE ENCINITAS CITY COUNCIL REGULAR MEETING
JANUARY 10, 2018, 6:00 P.M., 505 SOUTH VULCAN AVENUE**

1. CALL TO ORDER

Mayor Blakespear called the meeting to order at 6:10 P.M.

2. ROLL CALL

Present: Mayor Catherine S. Blakespear, Deputy Mayor Joe Mosca, Council Members Tasha Boerner Horvath, Tony Kranz and Mark Muir

Absent: None

Also present: City Manager Brust, City Attorney Sabine, Development Services Director Wisneski, Principal Planner Langager, City Engineer Magdosku, Special Counsel Kautz, Dave Barquist with Kimley/Horn, City Clerk Hollywood and Deputy City Clerk Bingham

There being a quorum present, the meeting was in order.

3. PLEDGE OF ALLEGIANCE

4. SPECIAL PRESENTATIONS AND PROCLAMATIONS

There were no presentations or proclamations.

5. ORAL COMMUNICATIONS / POSSIBLE DIRECTION TO STAFF

Susan Hagen spoke regarding Starlight Drive.

Leslie Schneider and Judi Strang spoke regarding the Rohrabacher/Leahy amendment.

There was Council consensus to direct Senior Management Analyst McSeveney to prepare a report on the Rohrbacher/Leahy amendment for Council consideration.

Glen Johnson spoke regarding the Pledge of Allegiance.

6. REPORT FROM CLOSED SESSION

Mayor Blakespear reported the following from the 4:30 P.M. Closed Session meeting:

Regarding Agenda Item 1, on a 3-2 vote (Kranz, Muir voted no), Council authorized payment of fees to Shenkman & Hughes.

Regarding Agenda Item 2, there was Council consensus to direct staff to meet with the residents of Starlight Drive.

Regarding Agenda Items 3, 4 & 5 there was no reportable action and reported that the February 8th court hearing regarding these items had been rescheduled to April 30th.

Regarding Agenda Item 6, there was Council consensus to continue negotiations.

7. CHANGES TO THE AGENDA

There were no changes to the posted agenda.

8. CONSENT CALENDAR

City Clerk Hollywood announced that Agenda Item 8D was removed from the Consent Calendar by members of the public and Deputy Mayor Mosca announced that he would abstain from voting on Agenda Item 8B due to his employment with SDG&E.

COUNCIL ACTION:

Muir moved, Boerner Horvath seconded to close and adopt the amended Consent Calendar. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None. Abstain: Mosca (8B).

- 8A. Approval of the Minutes of the December 16, 2017 Special Meeting and December 20, 2017 Regular Meeting. Contact Person: City Clerk Hollywood

Recommended Action: Approve the Minutes.

- 8B. Approval of the Warrants List. Contact Person: Finance Manager Lundgren

Recommended Action: Approve the Warrants.

Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Muir. Nays: None. Abstain: Mosca.

- 8C. Proposals for Public Art. Contact Person: Arts Program Administrator Gilliam

Recommended Action: That the City Council approve: 1) Three (3) proposals for public art to be donated to the City and added to the Encinitas Public Art Collection; and 2) One (1) proposal for a sculpture pedestal to be donated to the City, and the loan of a sculpture by artist Jeffrey Laudenslager for one (1) year.

- 8E. Adoption of Resolution 2018-06 approving an off-cycle budget appropriation of \$546,027 to provide additional funding to the Housing Plan Update project budget, and authorization for the City Manager to sign contract Amendment #1 with Kimley-Horn for additional costs and a revised scope of work to complete the Housing Plan Update. Contact Person: Principal Planner Langager

Recommended Action: Staff recommends that the Council: 1) Adopt Resolution 2018-06 approving an off-cycle budget appropriation of \$546,027 to the Housing Plan Update (WC14B) project budget; and 2) Authorize the City Manager, in consultation with the City Attorney, to sign contract amendment #1 (in substantial form) with Kimley-Horn for additional costs and a revised scope of work for the completion of the Housing Plan Update.

9. ITEMS REMOVED FROM THE CONSENT CALENDAR

- 8D. Mobility Project Update - Capital Improvement and Traffic Engineering Divisions. Contact Person: City Engineer Magdosku

Recommended Action: Receive the report on the status of Capital Improvement and Traffic Engineering projects.

City Engineer Magdosku presented the staff report.

SPEAKERS:

Kellie Hinze, Elena Thompson, Peter Curry and Marty Benson spoke in support of the recommended action.

COUNCIL ACTION:

Mosca moved, Muir seconded to receive the report on the status of Capital Improvement and Traffic Engineering projects. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None.

10. ACTION ITEMS

- 10A. Resolution 2018-12 Establishing a No Parking Zone on Seeman Drive between the Hours of 10 PM and 6 AM. Contact Person: City Engineer Magdosku

Recommended Action: Adopt Resolution 2018-12, entitled "Establishing a No Parking Zone on Seeman Drive between the Hours of 10 PM and 6 AM, daily."

City Engineer Magdosku presented the staff report.

SPEAKERS:

Joe Weber, Larry Saker, Russ Wilson and Marty Benson spoke in support of the recommended action.

Lee Vance was in support of the recommended action, but chose not to speak.

COUNCIL ACTION:

Muir moved, Mosca seconded to adopt Resolution 2018-12, entitled Establishing a No Parking Zone on Seeman Drive between the Hours of 12:00 A.M and 6:00 a.m. daily, and to direct staff to work with the community regarding fire lanes. Motion carried. Ayes: Blakespear, Boerner Horvath, Kranz, Mosca, Muir. Nays: None.

- 10B. Housing Element Task Force (HETF)/City Council continued discussion regarding the Housing Plan Update and associated analysis to achieve a State-certified Housing Element. Contact Person: Principal Planner Langager

Recommended Action: Discuss and finalize the sites proposed for inclusion as part of the Housing Element Update and give direction to the HETF regarding their work efforts.

Consultants Dave Barquist and Nick Chen with Kimley/Horn presented the report.

Special Counsel Kautz reviewed changes to State Housing Law that would impact the City's Housing Element.

SPEAKERS:

Glenn Johnson spoke regarding El Camino Real sites.

Nicki Cometa requested Council to consider adding the Greek Church site.

Austin Delana, Bob Echter, Carris Rhodes, Tashi MacMillen, Melina Domingues and Brian Grover spoke in support of including the Dram/Echter (Fox Point Farms) site.

Sue Reynolds, Doug Gibson and Damien Mavis spoke in support of including the L-7 property.

Susan Turney spoke.

Robert Dyer and Stephen Lord spoke in support of including the Rancho Santa Fe (Gaffney/Goodsen) site.

Barry Pedler, Angelica Pedler, Christine Hawes and Jackie Kim spoke in opposition to the Dram/Echter property.

Greg Lansing spoke in support of including the Coassin/Lansing site.

Sheila Cameron spoke in opposition to the recommended action.

Mayor Blakespear called a recess from 8:51 P.M. to 9:04 P.M.

Council, along with Housing Element Task Force Members Bruce Ehlers and Kurt Groseclose, reviewed the list of properties to determine which properties would move forward with further analysis and consideration, and which properties would be removed from further consideration.

COUNCIL CONSENSUS:

There was Council Consensus to use the density of 25-30 units per acre for planning purposes.

COUNCIL CONSENSUS:

There was Council Consensus to move forward with the following properties for further analysis and consideration:

**Swartz Property
Armstrong Nursery II Site
Credit Union Site
El Camino Real South Sites
Village Square Drive Parcels
Jackel Property
Harrison Site
Greek Church Site
Strawberry Fields Site
Cannon Property (Piraeus Site)
Armstrong Site**

Encinitas Blvd & Quail Gardens Site
Sunshine Gardens Site
7-11 Center and Surrounding Sites
Rancho Santa Fe Sites (Gaffney/Goodsen)
Echter Property
L-7 site

11. INFORMATIONAL ITEMS

There were no informational items.

12. COUNCIL MEMBER INITIATED AGENDA ITEM

There were no Council Member initiated items.

13. FUTURE AGENDA ITEMS ADDED BY COUNCIL MEMBERS

No future agenda items were added.

14. CITY COUNCIL MEMBER REPORTS PURSUANT TO AB1234 (GC 53232.3(d)) / POSSIBLE DIRECTION TO STAFF

No reports were given.

15. CITY MANAGER REPORTS / PENDING POSSIBLE FUTURE AGENDA ITEMS

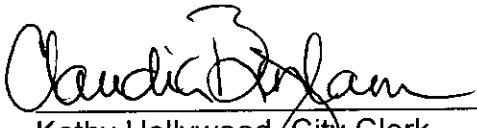
No reports were given.

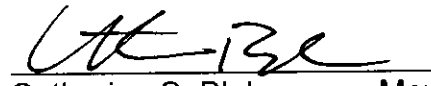
16. CITY ATTORNEY REPORTS

No reports were given.

17. ADJOURNMENT

Mayor Blakespear adjourned the meeting at 10:47 P.M.


Kathy Hollywood, City Clerk
By: Claudia Bingham
Deputy City Clerk


Catherine S. Blakespear, Mayor

Special City Council 6:00 p.m.

Meeting Time: 02-06-17 18:00

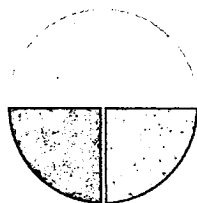
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Special City Council 6:00 p.m.	02-06-17 18:00	7	4	1	1	0

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Support(25%)
Oppose(25%)
Neutral(0%)
No Response(50%)

Special City Council 6:00 p.m.

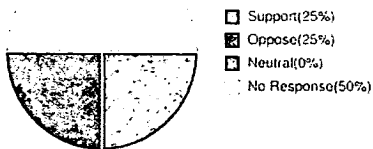
02-06-17 18:00

Agenda Name	Comments	Support	Oppose	Neutral
AGENDA ITEMS	2	1	0	0
1. City Council discussion on next steps regarding the development of a legally compliant Housing Element Update.	1	0	1	0
ADJOURNMENT	1	0	0	0

Sentiments for All Agenda Items

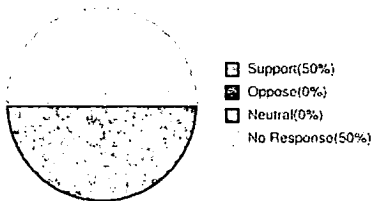
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for AGENDA ITEMS

Overall Sentiment



Sophie Rozenzhak

Location:

Submitted At: 6:21am 02-06-17

As the council considers developing residential units in the downtown area, those of us who already live there urge the council to strongly consider implementing a limit on late-night business that are open until 2am. They are a major nuisance and we are struggling with drunkenness and noise almost every night as residents of Pacific Station condos. A uniform rule for a 10 pm closing during the week or midnight on weekends closing time would be reasonable for a residential/commercial mixed-use neighborhood.

Lynn Marr

Location:

Submitted At: 1:16pm 02-05-17

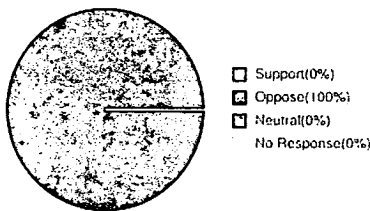
Council Member Tasha Boermer Horvath, shared, during Council Reports at the last regular council meeting, that

accessory units are considered de-facto affordable housing by the State, WITHOUT covenants being required. She learned this at the League of Cities Conference she attended.

More must be done to incentivize people with accessory units to come forward. A real amnesty would only require health and safety inspections, and would not require that the unit actually be rented, or that a covenant be recorded. Many more people would create units, or come forward to have existing units inspected, if covenants were not required. Because being able to rent out an accessory unit, makes the primary unit more affordable. State law also references this fact. These accessory units could be rented to family members, or not rented at all, and could still be counted by the State.

Agenda Item: eComments for 1. City Council discussion on next steps regarding the development of a legally compliant Housing Element Update.

Overall Sentiment



Lynn Marr

Location:

Submitted At: 1:23pm 02-05-17

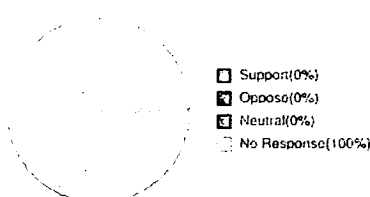
Another disincentive for the City's counting more accessory units, so that we don't need over-densification, has been fire sprinkler requirements. State Fire Code is clear that fire sprinklers SHALL NOT be required for additions or remodels to existing one or two family homes, except in high fire zones.

Encinitas code says that our Fire Marshal MAY require fire sprinklers. That MAY makes our local law discretionary. State law forbids discretionary permitting for accessory units; these permits are to be administrative, only. Legally, the City should not be requiring fire sprinklers, which, again, is a further disincentive for people to come forward to count their units toward our updated housing element.

The City needs to make accessory unit reform and incentivization a priority, to allow low cost, streamlined permitting, encouraging citizens to come forward.

Agenda Item: eComments for ADJOURNMENT

Overall Sentiment



Lynn Marr

Location:

Submitted At: 1:28pm 02-05-17

One thing I wanted to drive home: any coastal mobility/affordability public works development plans or policies should be considered as a whole overlay. Safe routes to school and a separated bike/ped lane railtrail corridor, through Leucadia, must be planned, engineered, and reviewed through an EIR concurrently with any new or improved RR Crossings, and any N101 Streetscape plans. According to Coastal Act Law, a comprehensive EIR for our transportation corridor along Coast Highway 101 is required. Piecemeal development to avoid an over-reaching EIR is disallowed.

The majority of voters oppose over densification, but favor more incentives for counting and creating new accessory units, including utilizing tiny homes. Thanks for your consideration.

Melody Colombo

From: Kathy Hollywood
Sent: Tuesday, February 07, 2017 10:06 AM
To: Melody Colombo
Subject: FW: Measure T, at home in encintas, housing element etc...

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

-----Original Message-----

From: S. Graydon Carter [<mailto:pbilliege@msn.com>]
Sent: Tuesday, February 07, 2017 9:47 AM
To: Karen Brust; Planning; Council Members; Samantha Morrow; Kathy Hollywood; Brandi Lewis; Glenn Sabine
Subject: Measure T, at home in encintas, housing element etc...

Hello,

Was just informed of the fact that the City of San Marcos has found that "mixed use" life style is not working. In fact they are going back to review the pre planning of this type of life style for its city. This is the most recent example of "mix use" (high density commercial/residential life style) type of neighborhoods not being received favorable nor useful for a suburban community and its citizens.

The City of Encinitas up zoning, morphing, creation of a commercial party zone and continued attempts of changing our long established residential neighborhoods by increasing the density and use will contribute to these long established desirable residential communities "demise". Taking long established single purpose commercial use properties and turning them into multi use directly affects the personality, charm and long established way of life within these residential communities. Prop A clearly states that "these more restrictive measures shall apply". But yet our city staff supports underground stories and lofts as not a story. Not following the citizens supported and voted on measures and Prop is not following the wishes of its citizens.

The City of San Marcos can support the fact that what looks good on paper does not work in practice. The theory of Mixuse commercial property is intended for an Urban life style not in a long established Suburban life style. If you go back to when our citizens who live in downtown old Encinitas in this type of building fought the morphing of one of its commercial uses into a late night bar (party zone contributor) that added or morphed into out door space as well. These residents fought to stop this without any support from our city. To this day you will find that most all of these residential residents are bitter for this defeat and lack of respect for their peaceful ,quite enjoyment of their homes. The words of preserving and protecting should mean just that. Preserving and protecting the morphing and changing of our city neighborhoods into high density, modern architecture buildings at the expense of the very thing these words represent "preserving and protecting our life style" are contrary to our citizens wishes. No on Measure T and yes on Prop A. The concept of "Home Rule" of the people, for the people and by the people.

Scott Carter

Leucadian

Brandi Lewis

From: drhfseldin@aol.com
Sent: Monday, February 06, 2017 9:46 AM
To: Council Members
Subject: Housing Element update

Dear Mayor Blakespear and Encinitas City Councilmembers:

I heard that the City will have a special meeting tonight to discuss the Housing Element update. I attended the City Council's forum last Wednesday. While I appreciate and agree with some of the concerns of the anti-T group that presented at the forum, I am concerned that if the Council moves ahead with what that group seems to want that the proposal will have new sites, each with a large number of high density units, which the majority of voters including me would reject. I've been attending various meetings and Council hearings on the Housing Element over past past more than 5 years, from when I served on the City's Environmental Commission. I hope that you will consider my thoughts in your deliberations.

Measure T failed in November, but the organized group who lead the No on T presentation at the forum didn't present an alternate plan that won. The "just say no" vote won. I didn't stay until the end of the forum, so maybe I missed it, but I don't think the anti-T group presented their alternative sites. The anti-T group clearly wanted new housing to not exceed the height limit of Prop A. But if the number of required new units is unchanged, where would those units go? An anti-T speaker also spoke against mixed-use development, and I don't think he made a good case for eliminating mixed-use zoning, just because of specific issues in two mixed use developments he cited. Again, if the plan eliminates all the mixed use housing, where will those units go?

During the City Council vote last year when the Council voted to put Measure T on the ballot, I recall one of the leaders of the anti-T group instead wanting a LOT of units of high density housing to go on a site that was not on the "environmentally superior plan" due to environmental concerns, among other issues. Although it was hard for me to tell which of the speakers reflected the organized anti-T group views, it seemed that the anti-T group wanted to put much of the required housing units in just a few locations, with many hundreds of units in each site, unlike the balanced spread of housing units in Measure T, which had new high density housing in all the Encinitas communities.

Looking at the votes on Measure T, and the spread, if just over 2000 voters had voted "yes" instead of "no," Measure T would have won. My concern is that if concessions are made to placate the organized anti-T group, the new measure could easily still fail. Some of those 2000 voters would vote no an anything that would mandate zoning changes and more housing. Some of the thousands of people (44% of voters) who voted Yes on Measure T would vote NO on a new plan proposed by the anti-T group.

I hope that the Council can work with the anti-T group but also with other residents with different views, so that the next iteration of the Housing Element doesn't also fail...or even worse if the voters pass a more flawed measure than T.

If there is a compromise, if there is wiggle room to lower some of the proposed heights to 30 feet, and still have enough units, I hope something can be worked out that doesn't make the situation worse.

Thank you for your consideration,

Harriet Seldin
Encinitas Resident

Nelen Baurne
454 Requeza St., #301A
Encinitas 92024
760-487-1277
February 2, 17

Mayor and Council members
City of Encinitas

Dear Mayor Blakespear/Council members,

I appreciate the informal community/council meeting of February first, and your efforts to create a housing element that will work for all of us. Very busy meeting, so I'm enclosing my comments for the record.

I agree with the presentation by the No on T group, and I feel it is most important to keep the original Prop A limits to 2 story, 30 foot maximum height. Developers should not be allowed to opt out of building ecologically appropriate, affordable units.

I also feel that square footage should be limited to 800 (not to exceed 1000) square feet on large residential developments, in order to build more homes while creating a beautiful community with mature vegetation (shade trees), walking paths, and garden space for residents. There is a demand for smaller to micro homes by people of all ages and diverse incomes. As adults, we need to prioritize the health and quality of life of our community, our planet, and the future generations. The economy will improve naturally as we begin to live more responsibly, taking no more than what we need. Outdated building codes must be changed.

Electric shuttles could be leased or owned by the City to provide much needed added transit. They could be recharged at city charging stations.

Thanks again for your work.

Nelen Baurne

Brandi Lewis

From: Naimeh Tanha <naimeht@gmail.com>
Sent: Monday, February 06, 2017 4:18 PM
To: Catherine Blakespear; Council Members
Cc: Jim Gilliam; Karen Brust
Subject: Encinitas Housing Elements

Greetings,

I wish to thank you for allowing Encinitas residents such as myself to attend Last week's Housing Elements event and I am encouraged with your generous offer to take into consideration all the ideas which were presented that evening.

And while I had every intention to present few bullet points which I had put together, in the interest of time and to avoid redundancy I elected not to. The presentations in particular the one by Bruce and Sheila were constructive, informative, and thoughtful and I can see myself supporting it. Like many who spoke that evening, I also feel that tiny homes and accessory units offer us a great deal of possibilities. I just came across this article and thought it may be of interest to you. I love to see some young members of our community involved in these type of projects.

Tiny homes for flood victims

Majority of the points that I had on my list were presented that evening with the exception of the following:

- I would like for us to make every efforts not to lose our valued artists due to lack of affordable housing. Last year alone we lost several of great artists and when we lose artists we are in danger of losing much of what everyone loves about our community. I wish for us to partner with some of our very motivated artists to build tiny homes and or artists living and work Co-ops. There are many example which I am happy to forward to you if desired. This may involve City's active participation financially and operationally but ultimately offer grand rewards. This is not to say that we can not partner with developers.
- We could consider creating affordable housing for subgroups such seniors and artists together knowing that their transportation needs may be very different that others while offering shared studio space, dining area, child care, etc. I believe there are examples of these type of partnerships/living communities.
- Keep public art in the conversation as we talk about housing elements. It helps to keep our community desirable while employing local artists.

The task is monumental and may be overwhelming at times. Having had the pleasure of working with you in the past I know you will make the best decision. And as a member of Encinitas art community I do wish to convey our willingness to support and assist you however we can.

Thank you again and please feel free to contact me if I can be of any assistance.

Wam regards,

Naimeh Tanha Woodward
Arts Commissioner, City of Encinitas
President, Encinitas Friends of the Arts

HOUSING ELEMENT TASK FORCE/CITY COUNCIL MEETING

PUBLIC COMMENTS – NOVEMBER 8, 2017

PUBLIC COMMENTS:

- James C. (Lansing Companies) requested to include the 10.4 acre site off Manchester and Encinitas Blvd. – the site is shown in the Council Agenda Report on page 35 (Attachment 3) of the report.
- Glen Johnson expressed that a reasonable compromise has been proposed and full disclosure of sites considered.
- Bob Bonde emphasized the reliance of the ADU program to meet our housing needs as well as counting all existing assisted living units in the City.
- Darin Joffe stated he was an agrihood expert and advocate of Bob E. project.
- Lee Vance suggested keeping all 16 sites that were in Measure T. We need affordable housing for seniors.
- David Gaffney recommended keeping Randy Goodson's site as part of the Housing Element.

Melody Colombo

From: Kathy Hollywood
Sent: Wednesday, November 08, 2017 11:06 AM
To: Melody Colombo
Subject: FW: Fox Point Farms Agrihood Concept
Attachments: Site Plan_11x17.pdf; Fox Point Farms - Agrihood Concept Plan.pdf

For lobby – pertains to Housing Element and Marijuana items

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Bob Echter [<mailto:bechter@drammechter.com>]
Sent: Wednesday, November 08, 2017 10:46 AM
To: Council Members
Cc: bruce@ehlers-online.com; kg@pegsearch.com; Karen Brust; Kathy Hollywood; Brenda Wisneski; Diane Langager
Subject: Fox Point Farms Agrihood Concept


Dear Honorable Mayor and Council Members,

As you know, I am doing my very best to preserve my business and save the employees at my farm in Encinitas, while also trying to continue to make a positive economic impact in the City. As is evident by the fact that almost all the agricultural businesses that once existed in Encinitas have closed, it has taken massive effort and investment to just stay alive thus far. After 45 years in Encinitas, my business has made many product and market changes, and I am presenting you today with a concept that could potentially keep agriculture on my property.

The City and my business are at a particular juncture forcing both of us to make serious decisions. The City is currently engaged in an effort to meet the housing demands of the community and the requirements of the State of California. My business has been pursuing alternatives to our conventional agricultural business model, one of which is cannabis cultivation, as a means of increasing margins to get through the significant wage and overtime challenges we are faced with.

A new way that we might be able to mutually achieve our common goals is through development of an agrihood. An agrihood would provide the flexibility for my family to continue farming a significant portion of my property, while allowing for a unique way of meeting the City's housing needs that is rooted in agriculture. Attached please find our proposed concept plan. We are excited about the prospect of engaging in such an effort, and I am coming to you today to ask that you consider including my property as part of your Housing Element solution.

Sincerely,

 *Bob Echter*

President

760-436-0188 ext 208

1150 Quail Gardens Drive

Encinitas CA 92024 USA

Fox Point Farms

Encinitas, CA



LEGEND

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|---|-------------------------------------|--|
| 1 PRIMARY SITE ACCESS WITH ENTRY TRELLIS | 8 PEDESTRIAN ACCESS ONLY | 15 VERTICAL GARDENS ON BUILDINGS (TYPICAL) |
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| 7 SECONDARY SERVICE ACCESS | 14 PLAY GARDEN | |

RESIDENTIAL LEGEND

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| A SINGLE-FAMILY SMALL LOT HOMES WITH DETACHED GARAGE |
| B ZERO NET ENERGY TOWNHOMES OVER ARTIST STUDIOS |
| C ZERO NET ENERGY ROW TOWNHOMES WITH BALCONIES |
| D ZERO NET ENERGY FLATS |

Agrihood Concept Plan

11.06.2017

DUDEK



Fox Point Farms

Encinitas, CA



LEGEND

- 1 PRIMARY SITE ACCESS WITH ENTRY TRELLIS
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- 3 GREENHOUSE
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RESIDENTIAL LEGEND

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Agrihood Concept Plan

11.06.2017

DUDEK



DUDEK

MAIN OFFICE
605 THIRD STREET
ENCINITAS, CALIFORNIA 92024
T 760.942.5147 T 800.450.1818 F 760.632.0164

November 7, 2017

Robert Echter
R.E.L.S., Inc.
1150 Quail Gardens Drive
Encinitas, CA 92024

Subject: Fox Point Farms – Agrihood Concept Plan

Dear Mr. Echter,

Dudek understands that you are very interested in having your property (1150 Quail Gardens Drive) included as one of several Housing Element sites identified for high density/affordable housing in the City of Encinitas. While your property has not yet been identified as part of the Housing Element Task Force's site selection effort to date, Dudek believes that a strong argument can be made for its inclusion based on the lack of site constraints, location adjacent to a major roadway with access to utilities and existing services, development potential, and your willingness to convert a portion of your current agricultural operation to residential uses. All of these criteria meet or exceed The State Department of Housing and Community Development (HCD) requirements for inclusion as a Housing Element site.

Located at the northwest corner of Leucadia Boulevard and Quail Gardens Drive in the Leucadia neighborhood of the City of Encinitas, your approximately 20-acre property is an ideal location for an "agrihood" development. Like accessory dwelling units and multigenerational housing, the agrihood is an old idea made new again. The Urban Land Institute defines an agrihood as a single-family, multifamily, or mixed-use community built with a working farm as a focus. We understand that small-scale commercial farms, such as yours, struggle to compete with large scale industrial agriculture, and there is an opportunity to shift our urban farms from commercial production hubs toward a more community orientation. The agrihood concept provides a mechanism that allows for development-subsidized agriculture that is protected from the larger global economy, ensuring in perpetuity agriculture.

Agrihood Concept Plan Overview

In close coordination with Farmer D Consulting and Schmidt Design Group, Dudek has prepared an Agrihood Concept Plan for Fox Point Farms (Attachment 1). The plan pays homage to the

Robert Echter

Subject: Fox Point Farms – Agrihood Concept Plan

agricultural heritage of the site and the City of Encinitas by providing a roughly 50/50 split of residential and agricultural uses in a way that does not segregate either use, but rather encourages intermingling of the two uses in a way that is mutually beneficial. Developing communities in this way can support the growth of urban agriculture and promote a hyperlocal food system that provides Encinitas residents with locally-grown fresh and healthy food.

The concept plan has been developed in a way that is sensitive to the surrounding communities. Substantial buffers have been designed along the perimeter of the property, in the form of orchard paseos (on the west), vineyards (on the south), agricultural uses and parking (on the east), and organic farm fields (on the north). Edible paseos, vertical gardens, greenhouses, community gardens, an event barn, and vineyards are designed into the community and serve as an asset to residents while at the same time respecting the agricultural history of the site.



Source: KTGy

The bulk and scale of the concept plan is set back from the existing residential development to the west (Fox Point), and pedestrian connections have been made to allow surrounding residents access to the community's resources (farm stands, event garden, education garden, farm-to-table dining area, and trail access to the east via Quail Gardens). Views from Encinitas Ranch Golf Course are maintained by concentrating the development to the south of the site, leaving the northern portion for organic farm fields and programmed open spaces.

Local Agriculture

As mentioned previously (and detailed in Attachment 2), small-scale farms struggle to compete with large scale industrial agriculture, because they lack economies of scale and access to expensive equipment and technology. Development pressure drives up land costs, pushing farms further and further away from their markets. This results in higher transportation costs and lack of connectivity to the consumer. A high percentage of consumer profits are captured by middle men such as distributors, processors and retailers. Trends are moving in the direction of more competition in the distribution channel with companies such as Amazon buying Whole Foods that will likely drive down the price farmers are paid for their products.

Community farms are provide a solution. Growing food, plants, and other crops that serve the

immediate community and provide opportunities for education, events, and agritourism is the type of agriculture we need in Encinitas. There is tremendous value that agriculture can bring in the form of open space, engagement and education while fostering a thriving local food system that improves the health and economic well-being of communities. These community farms can also provide a platform to educate consumers about the complex issues in agriculture and our food system.

Housing and Site Design



Source: KTGy

In keeping with the “Residential Infill (Medium to Large Sites)” neighborhood prototype defined as part of the public outreach program for At Home in Encinitas, this prototype incorporates multi-family of larger scale with single-family attached as the site transitions into the existing single-family. A variety of dense housing types allow for diversity in unit size and income.

The concept plan includes the following housing types (see Attachment 1 for graphic representation):

- Single-family small lot homes with detached garage
- Zero Net Energy Townhomes over artist studios
- Zero Net Energy Row Townhomes with balconies
- Zero Net Energy Flats

The concept plan has been designed at a pedestrian scale, encouraging residents to walk along edible paseos in their front yard rather than driving straight into their garages. Townhomes and single-family small lot homes are all alley-loaded, such that these homes front onto pedestrian walkways or into the main courtyard, overlooking community gardens and the community recreation area. All surface parking areas are located along the edges of the site, giving the plan a “car-less” feel once you are home.

At this concept level, densities are proposed in the range of 20 to 30 units per acre on the approximately 10 acres of land designated for residential uses. The ultimate unit count will be dependent upon how the City and the Housing Element Task Force decide to structure the development standards in the Housing Element.

Proximity to Community Resources

The site is within walking/biking distance to Capri Elementary School (0.75 miles), shopping centers on El Camino Real (0.75 miles), Paul Ecke Sports Park and the YMCA (0.85 miles), and is 0.7 miles from the Leucadia Boulevard/Interstate 5 interchange. Transit stops are located on Leucadia Boulevard immediately adjacent to the site, providing residents with an affordable means of transportation to these community resources and jobs. Indian Head Canyon, a community resource for open space and trails, is located immediately north of the property.

Commitments

The property is zoned for agricultural uses, and we understand based on past experience there is always an expectation that agricultural-zoned land should remain as agriculture in perpetuity. However, as local agriculture faces greater challenges in the global market, the long-term feasibility of any agriculture depends on finding creative solutions. The agrihood concept is



Source: KTGy

one such solution, and definitely the most appropriate solution for this site. Based on our discussions, Dudek understands that you are committed to ensuring in perpetuity agricultural use of approximately 50 percent of the site, and are willing enter into such an agreement if the City is so inclined. As part of this, any future development of the site would be conditioned to structure a program whereby the agricultural uses are partially subsidized through the HOA, or other mechanism, in perpetuity. You will also limit the residential development of the site at 250 units, as a message to the public that you are committed to this conceptual site design and are not interested in allowing outside interests to sacrifice the integrity of this proposal.

Robert Echter

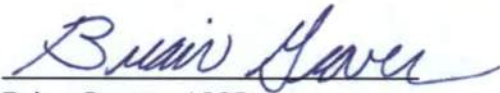
Subject: Fox Point Farms – Agrihood Concept Plan

Summary

This concept plan exhibits a true agrihood concept. The site design is highly-amenitized, pedestrian-oriented, sustainable, and provides a mix of housing types, creating opportunities for attainably-priced housing for all income groups. In an era where traditional high-density housing tends to lack open space, amenities, and overall livability, this concept plan strives to serve as an innovative example for other cities to follow. In addition to serving as a benefit to the community, inclusion of the property would assist the City in developing an HCD-compliant Housing Element, while maintaining the historical integrity of Encinitas as a City committed to agriculture.

Please contact me if you have any questions.

Sincerely,



Brian Grover, AICP
Development Services

cc: *Sean Kilkenny, Dudek*
Daron Joffe, Farmer D Consulting
Jennifer Montgomery, Schmidt Design Group

Attachments: Attachment 1 – Fox Point Farms Agrihood Concept Plan
Attachment 2 – Farmer D Consulting, Fox Point Farms Agrihood Concept

ATTACHMENT 1

Fox Point Farms

Encinitas, CA



LEGEND

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|---|--------------------------------------|--|
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RESIDENTIAL LEGEND

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Agrihood Concept Plan

11.06.2017

DUDEK



SCHMITT DESIGN GROUP, INC.



Fox Point Farms

Encinitas, CA



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Agrihood Concept Plan

11.06.2017

DUDEK

SCHMIDT DESIGN GROUP, INC.

FARMER D CONSULTING
LEIGHTON FOUNDATION

VILLAGE HABITAT DESIGN

ATTACHMENT 2

TO: BOB ECHTER, R.E.L.S., INC.
FROM: DARON JOFFE, FARMER D CONSULTING
CC: BRIAN GROVER, DUDEK
SUBJECT: FOX POINT FARMS AGRIHOOD
DATE: NOVEMBER 7, 2017

FOX POINT FARMS AGRIHOOD CONCEPT

The purpose of this memorandum is to present to the City of Encinitas the unique opportunity to create one of the first agrihoods in San Diego County. The site is the 20-acre Fox Point Farms, at the NW corner of Leucadia Boulevard and Quail Gardens Drive in the City of Encinitas. The site is zoned for agriculture; however, as part of the City's Housing Element Update, an exceptional opportunity has been identified to possibly rezone the property, while ensuring preservation of the agricultural uses onsite at the same time, through the development of an agrihood project. The intent is to design a 50/50 split of residential/agricultural uses on the site in a way that does not segregate either use, but rather encourages intermingling of the two uses in a way that is mutually beneficial. The site has approximately 19 acres of developable space and the initial concept consists of 9.5 acres of real estate and 9.5 acres of urban agriculture. Developing communities in this way can support the growth of urban agriculture and promote a hyperlocal food system that provides society with locally grown fresh and healthy food.

Challenges in Agriculture Today

In general, agriculture faces more challenges in today's global economy compared to other industries, which is exacerbated when farms are located in areas with high land, labor and water costs. Farming is inherently difficult and farmers face more uncertainty than other fields due to increasing challenges with unpredictable weather, pests, disease, and markets. These issues cause many farmers to go out of business and to be forced to sell.

Rising water costs and decreasing water quality are making it more expensive and difficult to farm. In general, the challenging regulatory environment including increased stormwater and strict permitting regulations make it very difficult and expensive to make critical improvements or changes to existing and new infrastructure.

While most agricultural jobs in California are low-paid farm laborers, there are high labor costs and strict labor laws associated with farming, in addition to a lack of affordable housing for farm workers. It is very difficult to find skilled labor with the average age of farmers being over the age of 60. As one of the most injury prone industries, agriculture presents very high insurance rates, especially for workers compensation.

There is also increased risk and regulations around food safety and post-harvest handling. Organic farmers face strict regulations and protocols for organic certification. In organic agriculture, there are increased pressures from insects, disease, pests and disease and more labor is required to maintain ecological homeostasis without the use of herbicides and pesticides. There is a low consumer tolerance for any but perfect produce and local farmers compete with other countries whom have the advantage of much lower labor costs and fewer regulations.

Small scale farms struggle to compete with large scale industrial agriculture, as they lack economies of scale and access to expensive equipment and technology. Development pressure drives up land costs, pushing farms

further and further away from their markets. This results in higher transportation costs and lack of connectivity to the consumer.

A high percentage of consumer profits are captured by middle men such as distributors, processors and retailers. Trends are moving in the direction of more competition in the distribution channel with companies such as Amazon buying Whole Foods that will likely drive down the price farmers are paid for their products.

Commercial farms operating in urban and suburban areas require large trucks for moving goods, which creates a tension between commercial and pedestrian traffic. Smaller scale community farms can be integrated into urban and suburban environments that support both the farmer, consumer and community as a whole.

Community Farms

There is a wonderful opportunity to shift our urban farms from commercial production hubs alone to a balance of less commercial and more community orientation. Growing food, plants and other crops that serve the immediate community and provide opportunities for education, events and agritourism is a much more complementary kind of agriculture for a community like Encinitas.

There is tremendous value that agriculture can bring in the form of open space, engagement and education while fostering a thriving local food system that improves the health and economic well-being of communities. These community farms can also provide a platform to educate consumers about the complex issues in agriculture and our food system. However, community farming has many of the same challenges as commercial farming, but is often less profitable. Challenges that community farmers face include competition for land use and that small farms can't take advantage of economies of scale due to small sizes of farms in urban areas.

Urban community farms rely on community support in the following ways:

- Community Supported Agriculture (CSA)
- Farm stand
- Agritourism
- Education and Events
- Volunteers and charitable support

Community farms are much more diversified in the variety of crops they grow. They often combine multiple farming systems like a vegetable, herb and flower gardens, animals, orchards and food forests, and vineyards. They are welcoming and in fact rely on visitors whereas commercial production farms are not places for public engagement. Community farms bring great value in serving as an urban oasis for ecological diversity, fresh local food, education for all ages and also preserve agriculture where people live.

Unique opportunity to be one of the first Agrihoods in San Diego County

Encinitas has the unique opportunity to create one of the first agrihoods in San Diego County, which can be a model to be followed by other agricultural property owners to ensure preservation of a portion of their agricultural uses in perpetuity. Like accessory dwelling units and multigenerational housing, the agrihood is an old idea made new again. The Urban Land Institute has identified over 200 agrihoods across the country and defines an agrihood as a single-family, multifamily, or mixed-use community built with a working farm as a focus. In their report "Cultivating Development: Trends and Opportunities at the Intersection of Food and Real Estate," they state:

"Real estate decision makers – developers, owners, property managers, designers, investors, and public officials – are increasing collaborating with an array of partners to leverage growing consumer interest in food. Partnerships with chefs, farmers, universities, private foundations, nonprofit organizations, and public health officials are supporting the creation of food-centric development projects that lead to multiple wins, including improved health outcomes, reduced pollution, and enhanced financial advantages for developers."

Agrihood residents can participate in all kinds of farm activities, including growing and harvesting produce under the tutelage of experienced farmers; buying shares in a community-supported agriculture (CSA) program, which ensures a steady supply of fresh and local produce to a homeowner's table every week; attending cooking classes and demonstrations; and shopping at the farmer's market.

A well-managed farm program also engages homeowners on a deeper level: their children's future. Kids learn about growing and preparing their own food, enriching soil fertility, and the importance of birds and insects in the food chain.

Fox Point Agrihood Design Program

Urban agricultural land set aside in relationship to integrated agricultural areas in urban spaces

Generally speaking, agricultural development as a percentage of a real estate project is thought of in terms of being maintained in perpetuity. For example, if X acres are committed to agriculture, then usually a substantive amount of that land is protected into the future and that is what is regarded as "set aside" for protected agriculture. Within that scope, a limited amount can be placed in the urban spaces between buildings and it is more for small scale applications and building character, which is more for perennials than annual production.

Agriculture managed in urban spaces is difficult to maintain in perpetuity, as those urban space uses will change over time as residents come and go, HOA's changes in composition, etc. Only limited amounts of area can be located for urban agriculture within urban spaces as there are other competing green space needs for gathering areas, greens, etc. Finally, the agriculture within urban spaces may require different ongoing management than the farmer working on the main farm area.

A rule of thumb for working out the amount of agricultural area within an agrihood would be a minimum of ag area represented within the urban spaces (ideally connecting to the farm), limited area on the periphery (integrating the surrounding neighborhood areas to the farm) and the vast majority as contiguous, protected land for the farm. In the case of Fox Point Farms, the breakdown of 9.85 acres consists of 7.5 acres in the contiguous farm area, 2 acres on the peripheral area in orchards, vineyards and other perennials and 0.35 acres within the urban spaces. Using this rule of thumb, the project proposes the following uses:

Uses within 7.5 acre contiguous farm area

- Event Green
- Event Barn
- Operations center/post harvest center
- Back of house/services/equipment storage, etc.
- Small animal area
- Farm fields- annual production
- Education gardens
- Greenhouses/hoop houses
- Pond - surface water and water storage areas
- Wildlife areas/pollinator gardens, nut trees

Uses within 2 acre peripheral perennial area

- Orchards
- Vineyards
- Wildlife areas/pollinator gardens, nut trees

Gardens/Perennials within urban spaces - 0.35 acres

- Trellis grapes
- Vertical landscaping
- Kitchen gardens
- Community gardens
- Edible landscaping

Farm Character

The open farm areas adjacent to the real estate development are what give it its farm character (looking out over the farm). And since it is community agriculture, the farm open area is designed to be broken up into a number of pieces that residents can immerse themselves into (the farm becomes a bit of a village in that sense - where the community can immerse and have a number of different rich experiences with berries, flowers, pollinator gardens, orchard boscs,, trellised grapes, pavilions..... not just production fields).

Farm Markets

Food grown and produced on the farm is for a CSA program designed for resident and surrounding neighbors, farm stand/store/cafe, clubhouse dining and value-added goods.

Pedestrian/Car relationship

Success is more immanent within an agrihood when there are no streets/parking to cross between the majority of the homes and the farm aspects using alley loaded homes and edge parking lots.

Water/Irrigation

Buying water is expensive for irrigation and particularly during droughts - better to supplement with surface rainwater collection and by well water when applicable.

Case for Rezoning

We are moving from a single use, industrial model of agricultural operations to a community-oriented agricultural model that will preserve 1/2 the land for agriculture, offer fresh produce and food products to the surrounding neighborhood as well as unending opportunities for education, events, etc. The project would respect and preserve the agricultural heritage of Encinitas, while also providing for a mix of housing types to meet the needs of all Encinitas residents.

HOUSING ELEMENT TASK FORCE/CITY COUNCIL MEETING

PUBLIC COMMENTS – DECEMBER 16, 2017

PUBLIC COMMENTS:

- Richard – Spoke about L-7 site. Concerned with traffic and other impacts to the neighborhood.
- Jim – Resident of Quail Gardens Drive. Spoke about L-7 site and the need for Council to be responsible with their decision.
- Kathleen – Upset with all the different uses that have been proposed for the L-7 site.
- Glen J - Stated that L-7 and Ecther properties are not appropriate sites. Consider Sunshine Gardens site and sites across from CVS.
- Helmet – Resident. Focus on accessory dwelling units and greenhouse sites.
- Damien M – Suggested the Council add sites for Cannon property owner.
- Ruben F – Sites should be distributed evenly across all communities.
- Peter S – Anyone who has a site proposed near them will be a “NIMBY”. Santa Fe Plaza must be removed because it was mandated by the State.
- Bob E – Explained that his proposed agrihood would not build more than 250 units.
- Fox Point Resident – Supports the agrihood concept with conditions related to the surrounding neighborhood.
- Mike A – Expressed concern about the County burn site.
- Dennis C – Explained that BMW and Ford need the space leased at the County burn site.
- Sheila C – Look at other sites, tax credits, change NCTD routes if needed. She further went on to comment on all the other sites being considered.
- Sue R – Community Housing Works. Provided a presentation on the importance of affordable housing.

EXHIBIT "A"



PASCO LARET SUITER
& ASSOCIATES
PH. 858.259.8212 | PLSAENGINEERING.COM

SCALE = 1" = 150'



EXHIBIT

SHEET 1 OF 1

PASCO LARET SUITER

& ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

December 15, 2017

Diane Langager, Principal Planner
City of Encinitas
505 South Vulcan Avenue
Encinitas, CA 92024

RE: Housing Element Site Consideration for 105 South Rancho Santa Fe Road (APN 259-221-57)

Dear Diane,

I am writing on behalf of the owners of the above referenced 4.75 gross acre parcel (Exhibit A) to request that the parcel be included in the Housing Element Task Force analysis of "sites under consideration".

In addition to an owner who is interested in the development of their property, the site is currently 100% vacant, contains no protected biological resources and is characterized by gentle topography all of which are conducive to higher density development. We believe that these characteristics make it an ideal candidate for inclusion into the proposed Housing Element to help insure that the City can achieve State certification.

Although the parcel appears to have been omitted from the Kimley-Horn analysis of vacant parcels, below is a table with the relevant property information to assist you with your review:

Address	105 South Rancho Santa Fe Road
APN	259-221-57
Zoning	RR-2
Gross Size/Net Size*	4.75 AC/3.66 AC
Gross Unit Yield/Net Unit Yield	142 DU/110 DU
Notes	Interested Owner Not Included in EIR

- Net acreage was calculated using "0.77 method" described in Kimley-Horn study.

Thank you for your consideration and please do not hesitate to contact me with any questions or requests for additional information.

Sincerely,



W. Justin Suiter, PE
President

535 N Highway 101, Ste A Solana Beach, California 92075
27127 Calle Arroyo, Ste 1904 San Juan Capistrano, California 92675
plsaengineering.com

rec'd @ mtg 12/16/17

Parcel Descriptive Information					GROSS YIELD	
Parcel Name	APN	Zoning	City		20 DU/AC	25 DU/AC
			Neighborhood	Parcel Type		
Manchester Ave Sites	2612003700	Residential 11	Cardiff	Underutilized	11	14
	2612003800	Residential 11	Cardiff	Underutilized	10	12
	2612003900	Residential 11	Cardiff	Underutilized	13	16
Greek Church Site	2611506100	Rural Residential 1	Cardiff	Underutilized	47	59
	2611506400	Rural Residential 1	Cardiff	Underutilized	50	62
Cannon Property (Piraeus Site)	2541440100	Rural Residential 2	Leucadia	Vacant	139	173
Highway 101 Sites	2540545500	Com/Res Mixed 1 (N101SP)	Leucadia	Developed	14	18
	2540546400	Com/Res Mixed 1 (N101SP)	Leucadia	Developed	12	15
	2540547600	Com/Res Mixed 1 (N101SP)	Leucadia	Developed	0	0
	2540547700	Com/Res Mixed 1 (N101SP)	Leucadia	Developed	17	21
	2540547800	Com/Res Mixed 1 (N101SP)	Leucadia	Developed	28	35
Echter Property	2546121200	ER-Agricultural	Leucadia	Underutilized	430	537
L-7 Site	2570111700	Rural Residential 1	Leucadia	Vacant	152	190
Armstrong Site	2574702400	General Commercial	New Encinitas	Vacant	38	48
County Burn Site	2591213600	Public/Semi-Public	New Encinitas	Underutilized	42	52
	2591213700	Public/Semi-Public	New Encinitas	Underutilized	208	260
Encinitas Blvd & Quail Gardens Sites	2581111600	Office Professional	Old Encinitas	Vacant	44	56
	2581303400	Office Professional	Old Encinitas	Underutilized	20	26
	2581304500	Office Professional	Old Encinitas	Vacant	8	9
	2581308100	Office Professional	Old Encinitas	Vacant	26	33
Sunshine Gardens Site	2581309700	Office Professional	Old Encinitas	Developed	41	51
	2581309800	Office Professional	Old Encinitas	Developed	27	34
7-11 Center and Surrounding Sites	2592311700	Local Commercial	Olivenhain	Developed	18	23
	2592315100	Local Commercial	Olivenhain	Developed	19	24
	2592316300	Local Commercial	Olivenhain	Developed	36	45
	2592316400	Local Commercial	Olivenhain	Developed	24	29
	2592317800	Local Commercial	Olivenhain	Developed	12	15
	2592317900	Local Commercial	Olivenhain	Developed	13	16
Rancho Santa Fe Sites (Gaffney/Goodsen)	2592312800	Rural Residential 2	Olivenhain	Developed	78	97
	2592313000	Rural Residential 2	Olivenhain	Developed	11	14
	2592313100	Rural Residential 2	Olivenhain	Developed	9	12
	2592313200	Rural Residential 2	Olivenhain	Vacant	35	44
Coassin/Lansing Site	2592002600	Rural Residential 1	Olivenhain	Vacant	209	261

ADDITIONAL PARCEL(S):

Strawberry Fields Site	2612100100	Rural Residential 2	Cardiff	Vacant	338	423
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Rec'd @ mtr
12/16/17

Melody Colombo

From: Kathy Hollywood
Sent: Wednesday, December 13, 2017 2:08 PM
To: Melody Colombo
Subject: FW: encinitas.granicus.com/GeneratedAgendaViewer.php?view_id=7&event_id=1434

CITY OF ENCINITAS
CITY CLERK
2017 DEC 13 PM 3:06

For Saturday's meeting

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Catherine Blakespear
Sent: Tuesday, December 12, 2017 11:59 AM
To: Eli Sanchez
Cc: Council Members; Kathy Hollywood
Subject: Re: encinitas.granicus.com/GeneratedAgendaViewer.php?view_id=7&event_id=1434

Dear Eli,

I don't think there is any convenient time for a City Council meeting. Certainly Saturday morning is as disruptive for the City Council members, staff, attorneys and consultants as it is for others because we all have families and holiday plans too. I periodically hear complaints about our standard 6 p.m. on Wednesday meeting time because it's during the commuting hour, or during dinner time for families or interferes with sports. Carlsbad has some City Council meetings during the morning hours and they are criticized for having it during the time citizens work.

I think in the larger scheme of things, fewer people work on the weekends and varying the times of meetings allows more people to participate, for example someone who can never make Wednesday evenings because of some standing commitment or childcare responsibility. The Saturday morning meeting will allow the City Council and the residents to focus exclusively on one topic for four hours, and to have the remainder of the day available. We have been having housing meetings routinely for many months in the evening hours and if this Saturday doesn't work for your schedule there will be other opportunities to participate. You can also submit comments online using our E-comment system or by writing directly to the City Councilmembers or by scheduling appointments. We make every effort to be available to receive citizen feedback.

Best regards,
Catherine Blakespear
Encinitas Mayor

Shelley Wecker

From: Dennis Cook <dcook@cookvw.com>
Sent: Monday, December 11, 2017 10:24 AM
To: Council Members

I would ask that the council NOT include the old dump site, where we store cars, in the housing plan. We would not be able to function and I believe Encinitas Ford is in the same position. The idea that we move to the old dump site off of Encinitas Blvd. makes no sense. It should be the other way around. Use the dump site for the housing plan and leave the burn site alone

Dennis Cook

Herman Cook Volkswagen

Shelley Wecker

From: Alec Jolly <alecjoll@pacbell.net>
Sent: Sunday, December 10, 2017 1:25 PM
To: Tony Kranz; Karen Brust
Cc: Council Members
Subject: About at grade crossings

Dear Tony Kranz, Karen Brust, and the Encinitas City council

As a citizen of Encinitas I'm writing to you in favor of support for at grade crossings. Since I lived here my whole life and always enjoyed going to either surf or just to swim in the water I have some ideas for maybe how you could push for at grade crossings.

This sounds like more of a last ditch sort of effort of an idea but maybe its possible to get more support for at grade crossings if there was some addition of low income housing in the housing plan for Encinitas that could convince some of the members of SANDAG to go along. I was just mostly surprised to hear about the building of an underground crosswalk at the south side of the lagoon, almost in Solana Beach, as well as the planned crossing for Chesterfield from an article in the Encinitas Advocate. I hope SANDAG hasn't forgotten that Encinitas, Carlsbad, Oceanside, and Del Mar are all facing access of beach problems because of the nature of the double tracking project. Both underground and overhead crossings are not ideal because of problems associated with the way the crossings would be vandalized by graffiti as well as the way, ironically, they would be a place for the homeless to sleep. Maybe then it would be better if SANDAG would position money for homelessness for Encinitas and in turn free up our own money within the city to focus for paying at grade crossings. Overall, I hope there is some future for Encinitas and the preservation of our community as well as expansion of the rail line through under grounding and the leasing of the above ground railroad property in the long term. Thank you for listening. Keep up all that your doing.

Sincerely,

Alec Jolly

HOUSING ELEMENT TASK FORCE/CITY COUNCIL MEETING

PUBLIC COMMENTS – JANUARY 10, 2017

PUBLIC COMMENTS:

- Glenn J. – Does not support sites on El Camino Real. Concern with loss of commercial amenities.
- Nikki C. – Requested Council keep the Greek Church site as a Housing Element site.
- Austin D. – Explained a number of reasons to support the Fox Point agri-hood site.
- Damien M. – Proposed use of L-7 site, has funding and Community Housing Works on board.
- Doug G. – Supports Damien M. proposal, which includes easement over Damien's site on Manchester Ave.
- Sue (Community Housing Works) – Explained the benefit of a project at L-7 site.
- Susan T. – Asked for an explanation for why 1600 units was being considered.
- Robert D. – Peppertree Ln. resident concerned with proposed sites above the 7-11 sites. Too much density.
- Barry – Wants to ensure if Bob E. site is selected, no cannabis cultivation would be permitted.
- Bob E. – Recommended his site and project be included in the Housing Element.
- Steven – Olivenhain resident that does not support the proposed density in Olivenhain.
- Greg Lansing – Requested his clients site be reconsidered for inclusion in the Housing Element.
- Carris R. – Stated reasons for supporting the Fox Point site as Housing Element site.
- Tosh – Supporter of the Fox Point site.
- Sandra H. – No show to speak.
- Molina – Supporter of the Fox Point site.
- Brian G. – Explained the rationale and support for the Fox Point site. Stated it meets HCD requirements.
- Shelia C. – Support Fox Point site and suggested all long lease sites should be off the table.
- Angelica – Does not support Fox Point site. Concerned about impacts and cannabis
- Christina – Not in support of Fox Point site.
- Jackie – Asked what is perpetuity? No access to Sidona for Fox Point agri-hood project.

Item #10 B 1/10/18
City Council mtg



Robert J. Echter
1150 Quail Gardens Drive, Encinitas, CA 92023
(760) 436-0188, ext. 208

bechter@drammechter.com

Good evening Mayor, Council members, and Task Force members,

My name is Bob Echter and I am the owner of the Fox Point Farms property at 1150 Quail Gardens Drive. I am here asking that you reconsider my property for inclusion in your Housing Element Update.

I would like to take this opportunity to reinforce my commitment to the agrihood concept that I presented to you at your November meeting, and again at your December meeting. I have a development team that is focused on maintaining the integrity of that vision, a team consisting of local residents who care deeply about our City and its history. I am not just an interested owner, I am a COMMITTED owner who is committed to making this project a reality. I am committed to providing affordable and workforce housing in our community, and we have proposed a project that achieves that goal in a unique and innovative way. In a way that resonates with members of our community, some of whom you'll be hearing from tonight. There are over 100 agrihoods throughout the country. We have the opportunity to bring one to Encinitas.

Tonight you are considering which sites to move forward with as part of a Housing Element Update. Sites that are expected to produce real, true, affordable and workforce housing – not just upzoning. As you review those other sites, please consider the possibility that some of those sites may not redevelop any time soon, or may redevelop but not to their expected unit yields due to constraints such as steep slopes. We are proposing a project with a realistic unit yield, no site constraints, and a

concept plan that has been vetted by the local community. We are ready to go. If you decide to include us, my team will be the first to call your Development Services Department and submit a project application.

Lastly, I want to reiterate that we have no intention of developing more than 250 units at Fox Point Farms, and we ask that the City enter into an agreement with us to that effect. As I stated back in December, we believe it is important that the City give accurate, realistic unit counts to the State for all of these Housing Element sites, and the unit count for our site should be 250 maximum.

Thank you for considering the vision that we have for the Fox Point Farms site.

Sincerely,

Bob Echter

Item 10B Comments

Melody Colombo

From: Kathy Hollywood
Sent: Wednesday, January 10, 2018 1:42 PM
To: Melody Colombo
Subject: FW: 10B Housing Element Task Force Discussion
Attachments: Housing Task Force.doc

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: donhcameron [<mailto:donhcameron@cox.net>]
Sent: Wednesday, January 10, 2018 1:35 PM
To: Council Members
Cc: Karen Brust; Kathy Hollywood
Subject: 10B Housing Element Task Force Discussion

I hope you all have the opportunity to review this e-mail and my comments and questions before tonight's meeting. I know that you have along day today.

Kathy, please make sure Glenn and Bruce; Barbara Kautz" and the Consultant all receive a copy of this. I have Ehlers e-mail but not Glenn Grossclose or the others.

Thank you, Sheila

Housing Task Force – Meeting January 10, 2018

For the Record:

Mayor Blakespear
Deputy Mayor Kranz
City Council Members Muir, Boerner-Horvath, Mosca

As most of you are aware, I have attended many of the Housing Task Force and Joint Task Force and City Council meetings and I was part of organizing this Task Force so that citizens have a true voice in the Housing Element update. Since the December 16th meeting, I have given a lot of thought to where we are and where we seem to be going in this Housing Element quandary. In light of recent and new laws, AB 1397 and SB 166 – how do they reflect on the City's plans and process?

I am asking you to consider the following: AB1397, requires that housing element sites have a "realistic and demonstrated potential" for development within the planning period which is by 2021. Of the sites selected, three of them are already developed sites – The Highway 101 Sites, the Sunshine Gardens site, and the 7/11 Site in Olivenhain.

There are businesses operating within those sites that have long-term leases, for example On Highway 101 – Scott's Automotive and the Roadway Inn among others; in Sunshine Gardens – Betty's Pie Whole (a favorite of many locals); and at least 10 or more businesses in the 7/11 property in Olivenhain.

Do these businesses on these sites have Long Term Leases and how does "realistic and demonstrated potential" fit with absolute certainty with the AB1397 Law requirements? I think it is in our City's interest to determine what, if any, long term leases exist on those sites and the complications involved in extricating owners from those long term leases. I'm not sure what is legally involved. Can you please answer that?

Please consider the implications of rezoning these commercial uses and displacing the associated businesses. There may be a real inability to materialize into affordable housing within our planning period. If that isn't likely – will the HCD accept these sites in light of AB1397? It seems unrealistic to assume these sites have development potential to convert to housing in the next few years of this Housing Element cycle. In the Staff report, several Measure T sites are being reconsidered for inclusion as Housing Element sites (Ralph's, Sprouts Sites, and LA Fitness site. These are some of the anchors of our commercial land in Encinitas. Are they going to upend their long term Leases for housing?

Are we going back to using Measure T again? Because mixed use is no longer the model for achieving low or very low income housing opportunities. I think your legal Counsel, Barbara Kautz, has stated that the City cannot rezone commercial centers for mixed use development anymore in light of the new State housing law. And in that same Coast

News article, Mayor Blakespear you were quoted as saying, "It's not just about zoning anymore...its about the production of affordable housing."

These commercial sites will not yield the necessary housing stock any time soon. Many of the other sites – the Armstrong Nursery site, the San Diego Credit Union – there is no indication of owner interest in selling their sites for housing; the Temple site and Sage site are almost entirely on steep slopes – hardly easy areas for development.

It would be too bad to lose so many economic generating sources when there are other sites much more suitable and readily available for housing. That's what left me scratching my head when I left the December 16th meeting.

This City has at least 3-5 sites readily available for development of low income and affordable housing, and for some a bit unclear reasons, the Council has chosen to dismiss them.

We own the empty 9.5 acres on Quail Gardens drive. Empty and we own it! What could be a better candidate? What are you thinking that our own land gets taken off the table? You don't have to decide to develop all of it. You can develop a portion of it for affordable and/or senior housing and make the rest of it a park – the reason a prior Council purchased the land in the first place.

The large empty parcel on the corner of Rancho Santa Fe Road and Encinitas Blvd. in Olivenhain – currently used for launching balloons; for pumpkin and Christmas tree sales. Isn't there is a willing seller there?

The property on the corner of Leucadia and Vulcan – last I knew it was for sale. It is a big piece of property. That whole corner connection is going to have to be reworked anyway, if the City puts the proposed Rail Trail on Vulcan Avenue, and at some point there will be houses built there. So, please consider that site.

And last but not least, the proposed Foxpoint site on the Bob Eckter property is a gift! I've looked over this proposed project very carefully. It is well planned and will be developed by a local citizen on property owned by a life long local nursery grower and resident. The map, the buffers, the "AgriHood" concept are visionary and doable. It offers 15% low/very low income housing and smaller affordable units between 800 and 1100 s.f. The location has easy access to a major crossroad, sidewalks, and a bus stop on the corner and most of all with 250 units it takes a big bite out of our commitment to build the 1600 target houses for our Housing element.

Please do the hard thing and make the obvious, expedient choices so that this Housing Element becomes a reality and not just constant planning.

I'd appreciate having my questions answered. I sent this to all of you earlier today, I hope you have taken the time to read it.

Sheila S. Cameron

Melody Colombo

From: Kathy Hollywood
Sent: Wednesday, January 10, 2018 3:49 PM
To: Melody Colombo; Diane Langager
Subject: FW: Regarding Fox Point Farms Agrihood Project

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Caitlin MacMillen [<mailto:clcmacmillen@gmail.com>]
Sent: Wednesday, January 10, 2018 3:27 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: Regarding Fox Point Farms Agrihood Project

Dear Mayor Blakespear and City Council,

I was raised in Encinitas and returned in 2016 as a resident physician with my husband and we plan to stay, raise our children here, and I intend to care for the community members of Encinitas as a full time Family Medicine physician. However, despite my husband working in consulting and I am as a physician there is no way we can afford to live here – we can barely afford the rent given high cost of living and burdens of student debt we carry from pursuing and self funding high education in the early 2000's. We currently are living with my parents weighing our options of staying vs moving to a more financially feasible city in California.

Once we moved to Encinitas for my job from the Bay Area we were immediately blow away at the access to a healthy lifestyle with easy walking and biking routes around town, incredible fresh food options provided at our Farmer's Markets, and the great sense of community we felt here. These are just a few of the many reasons that we support the Fox Point Farms Agrihood project. It would be progressive and incredible to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends and colleagues who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we want to invest in, and a project like Fox Point Farms Agrihood might actually be affordable enough to buy a home in.

An project like the Agrihood could solidify Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Please do not hesitate to contact me with any further questions

Best Regards,

Caitlin MacMillen

Melody Colombo

From: Kathy Hollywood
Sent: Wednesday, January 10, 2018 1:43 PM
To: Melody Colombo
Subject: FW: Item # (Fox Point Farms)

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: zach arreola [<mailto:zacharreola@gmail.com>]
Sent: Wednesday, January 10, 2018 12:13 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I'm a longtime Encinitas resident who also is privileged to work in Encinitas as a freelance graphic designer. I hope to one day raise my children here. However, I am very concerned about rising rents, and I have never been able to afford a home in my hometown. Housing prices are becoming even more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

Zach Arreola

--
Zach J. Arreola
M: 808.639.4590
E: zacharreola@gmail.com

[@zacharreola](#)

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Please consider the environment before printing this email.

Melody Colombo

From: Kathy Hollywood
Sent: Wednesday, January 10, 2018 11:38 AM
To: Melody Colombo
Subject: FW: Fox Point Farms

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Annika Walden [<mailto:annikaw90@gmail.com>]
Sent: Wednesday, January 10, 2018 11:37 AM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: Fox Point Farms

January 9, 2018

RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I'm a longtime Encinitas resident who also is privileged to work in Encinitas as a Business Development Manager. I grew up here, went to school here, and hope to one day raise my children here. However, I am very concerned about rising rents, and I have never been able to afford a home in my hometown. Housing prices are becoming even more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the

Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

Annika Walden

Shelley Wecker

From: Elena Thompson <elenathompson@cox.net>
Sent: Wednesday, January 10, 2018 10:44 AM
To: Council Members
Subject: 1-10-17 Item 10B. Housing Update Comment

Hello City Council, Mayor Blakespear and Staff,

I am not in favor of up-zoning beautiful and coveted Encinitas to meet the requirements of out of area politicians with socialist agendas; but since we have to, and in order to comply with State Law, matters of over-population, and get nasty lawsuits off our plate, I support your good faith efforts to get this important business done tonight.

Please know:

- I support the Damm Echter Fox Point Farms project in your Housing Element update. This is a practical, far better option than a Cannabis farm in our town and will be an award-winning agricultural community, once finished.
- I support maps that will put housing near bus lines and major roads versus tucked inside quiet neighborhoods far from transit corridors without bike and ped infrastructure.
- I support stacking housing on top of existing commercial centers along El Camino Real. This is where the jobs are.
- I support traffic impact fees to be properly collected and spent for sufficient infrastructure to be built as an off-set for higher densities, as our town is sorely lacking proper infrastructure for safe mobility today.
- I do not support any up-zoning/densification of the Highway 101/Vulcan corridor until which time the North Coast Highway 101 Streetscape is completed. This area is a long neglected former Highway/train zone without proper and safe infrastructure (sidewalks, bike lanes, parking, roads) and makes no sense to be adding any more development and people here, until which time all can be safely accommodated and the Streetscape is completed.

The City's budget is dependent on property taxes, so we need to get this right in order to protect what people cherish about Encinitas or they will re-locate. Thank you.

Regards,

Elena Thompson, "E.T.", Realtor



Phone: 760.822.3873
Cal BRE #01316803

Shelley Wecker

From: Dadla <dadla@cox.net>
Sent: Tuesday, January 09, 2018 4:20 PM
To: Council Members
Subject: PS on my AgriHood concept letter

Forgot to say, that the AgriHood development conceived at Fox Point Farms would be a wonderful way to put these ideas into action. Please pursue this and any such projects post haste.
Thank you.

Dadla Ponizil
Volunteer, Citizens' Climate Lobby
www.citizensclimatelobby.org
dadla@cox.net
760-815-1545

"Hope, in this deep and powerful sense, is not the same as joy that things are going well,
or willingness to invest in enterprises that are obviously heading for success,
but rather an ability to work for something because it is good."

-- Czech President Vaclav Havel

Shelley Wecker

From: WDavidson <wdavidson@davidsoncommunities.com>
Sent: Wednesday, January 10, 2018 9:35 AM
To: Council Members
Subject: Letter: Fox Point Farms
Attachments: Davidson Suppport Letter Fox Farms_180103.pdf

To whom it may concern,

Please find attached our letter regarding Fox Point Farms for your attention.

Thank you.

Sarah Bancroft for
William Davidson
President
Davidson Communities

January 3, 2018

Encinitas City Council
505 S Vulcan Ave
Encinitas, CA 92024

Dear Mayor and Council,

As Davidson Communities begins our 40th year as a leader in building homes across Southern California, I wanted to take a minute to reflect on a truly unique and inspired plan recently presented to you and your Housing Element Task Force.

The Fox Point Farms "Agrihood" is exactly the type of project that homebuyers are yearning for. By integrating a unique design focused on sustainable food production combined with smaller homes affordable to teachers, young couples, and down-sizing seniors on fixed incomes, we believe the Agrihood will appeal across many markets currently underserved in coastal North County, especially Encinitas.

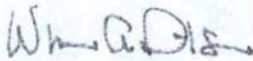
While we've earned a reputation as a premium home builder, Davidson Communities is proud of our history of building attached and detached multi-family homes. We believe this project integrates progressive product types that would yield an exceptional, attractive blend of homes. We would be excited to build a project like this, and we know that in Encinitas, it will be a tremendous success.

Our experience in development and construction has led us to understand that the economics of providing housing in Southern California almost entirely precludes projects like the Fox Point Farms Agrihood. However, we understand that by working with the current property owner, innovative site design and early communication with the neighboring community, the team behind the Agrihood has laid a solid foundation. The plan integrates agriculture, provides for employee housing at affordable levels to farm workers, and would assist the City with achieving a compliant Housing Element.

Page 2
January 3, 2018
Encinitas City Council

Davidson Communities has seen similar types of successful projects built throughout the country, and we believe this is an exciting proposal that respects the agricultural history of the property and the City of Encinitas, while also providing much needed (and State-mandated) housing. I urge you to please reconsider the Fox Point Farms Agrihood as part of the Housing Element Update.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "William A. Davidson". The signature is written in a cursive, flowing style.

William A. Davidson
President

Shelley Wecker

From: Sandy Irwin <Irwins@cox.net>
Sent: Wednesday, January 10, 2018 7:51 AM
To: Council Members
Subject: Starlight Drive Update

January 9, 2018

Dear Mayor Blakespear and City Council Members,

As you know, your January 10 Consent Calendar includes a Mobility Update. One of the projects listed in the Update is the Starlight Drive path and gate to Encinitas Community Park that you approved on October 11, 2017. As part of that approval, you instructed staff to consult the neighbors regarding their preferences, including paving the road as an option ("design coordination with the residents"). At this point, only two of the seven households have been approached, but the project seems to be moving forward.

The Capital Improvements Projects List included with your Agenda Report states that the project's status is "reviewing the design to address field constraints." They are already reviewing the design, yet the majority of Starlight's residents' concerns have been ignored.

All other projects on the Capital Improvements Projects List that involve sidewalks, pedestrian ramps, bike lanes, etc., are on paved roads. Starlight's composition is unique, and it can't be addressed in the same way as more standard paved roads in the community. Starlight is not paved, not stable, and has no curbs. How long can a decomposed granite path last on this surface?

Clearly, we have a number of related concerns, some of which we include here:

- **Drainage and runoff** – Starlight's surface is not paved, and it has a history of muddy pooling and drainage issues during storms. Presumably, a walking path could add to these problems and should be addressed. Does your \$66,000 budget include this type of drainage work?
- **Traffic** – A small, dead-end road like Starlight cannot handle the traffic that will be generated by parents dropping off their children for events at the park. Weekend traffic on Starlight has already increased dramatically, caused by people who think there is a park entrance there. Each car creates noise and many damage the already fragile road surface. How will the City prevent the inevitable traffic that comes with a park gate?

- **Safety** – Will the City assume responsibility if someone is injured while traveling on the path to the park?
- **Maintenance** – The IOD's that the City has decided to accept are for the road itself, which, it would seem, must include maintenance of the road. Starlight residents have not been assured that the City will follow through with this responsibility. Does the City's budget include this?

Moving forward with plans for the Starlight walking path and gate without addressing these and other concerns could cause problems for both the City and the residents of Starlight Drive. Please give them your consideration. Thank you.

Sincerely,

Sandy and Bob Irwin

1585 Starlight Drive

Cardiff, CA 92007

Shelley Wecker

From: Raylene Rhodes <raylenerhodes@aol.com>
Sent: Tuesday, January 09, 2018 5:57 PM
To: Council Members
Subject: Fox Point Farms agrihood

Dear Mayor Blakespear and Council Members,

I am writing to you today to give my support to a proposed plan by Brian Grover to create what is called an Agrihood and I hope it will gain your support as well.

Although I am not a native and have only lived here since 1980, I have seen this seaside village boom! As a single mother I was never able to buy a house for myself in Encinitas but I would love to see my daughter and her husband have the opportunity to buy property in her hometown and raise a family here.

By approving the plan of Fox Point Farms it would place the city of Encinitas as a vanguard of new, creative housing and community planning. Do we really need more MacMansions or unimaginative tract developments?

The times they are a changing and we need to be at the forefront of that change. Old ways and outdated systems are on the way out. We need to think ahead for future generations and we can do this while preserving our unique heritage and character with functionality and style!

Encinitas is truly a magical and special place. Let's give her the ability to stay viable in this new and alternative future by including Fox Point Farms in your Housing Element update.

With Utmost Sincerity,
Raylene Rhodes
01/09/2018

Kathy Hollywood

From: Austin DeLana <delana.austin@gmail.com>
Sent: Tuesday, January 09, 2018 4:52 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: RE: Item #10B (Housing Element Update - Fox Point Farms)

Dear Mayor Blakespear and City Council Members,

This is a personal note in support of the proposed Fox Point Farms project that will be discussed during the City Council meeting on Wednesday, January 10, 2018.

I have been a resident and a renter in Encinitas for over 6 years. Fortunate enough to move here after graduating from college, I have built my life in this community and hope to continue doing so. Accomplishing this for any extended period of time in a feasible way requires me to purchase a home. Many of the single family homes in Encinitas require a higher price point than I can currently afford (the median home price for listed homes in Encinitas is approximately \$1.4 million according to Zillow). The Fox Point Farms project provides a more affordable option to for me to pursue home ownership in two ways: 1) Increasing the supply of housing, therefore fundamentally lowering pricing. 2) Creating smaller housing options that would naturally require a lower price point for purchase.

Additionally, this project has the capacity to be an exemplary development that is innovative, intentional, and responsible. I studied urban planning and development in college, and I currently work in the real estate investment industry. The Fox Point Farms proposal is representative of a project that I always hoped to either work on or live in. This is not just a passive development that follows the traditional suburban development pattern. It will be an advantageous development that successfully revitalizes the space, takes into account surrounding uses, and honors the site's agricultural heritage. This represents a chance for Encinitas to incorporate an innovative site into its borders. It also affords our city the chance to be an example for the rest of San Diego County on how to responsibly and creatively develop real estate. I will be proud to have it be part of my community.

I strongly recommend that you include Fox Point Farms in the Housing Element update. It represents an innovative, responsible, and needed addition to the City of Encinitas.

Sincerely,

Austin DeLana
e: delana.austin@gmail.com
c: (310) 941-0655

Kathy Hollywood

From: Jackie Hall <hall.jackie@gmail.com>
Sent: Tuesday, January 09, 2018 4:01 PM
To: Council Members
Cc: Brenda Wisneski; Kathy Hollywood
Subject: RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I am a lifelong Encinitas resident. I have been very fortunate to grow up in this beautiful place, go to school here and I hope to one day raise children here. My husband and I were recently married after 9+ years together. Despite the joy of this exciting time in our lives though, we have been struggling with very unsettling feelings. As we look to our future together it's becoming increasingly difficult to envision it in Encinitas. We have been living in a small, historic building from the 1920's in downtown Encinitas for the past 8 years. Sadly, the property is being developed and we are searching for a new home. Finding a new home is proving to be a very difficult and sobering experience. The rental market is extremely shallow and rental costs are ballooning to absurd rates. We are being gentrified right out of my own hometown and realize we may never be able to afford to buy a home in this city where we have so much history. Housing prices are continuing to become even more unaffordable due to constrained supply and an overwhelming demand to live in our beautiful city.

I recently learned about the Fox Point Farms project and became very excited. I am an extremely loyal farmers market customer. I walk to both the Encinitas and Leucadia markets each week, purchasing the majority of our food directly from local farmers and businesses. This routine helps us to eat healthier and allows us to have a more human, tangible and personal connection to our food and community. I also appreciate that this routine helps limit our contribution to the environmental impact of large scale farming and food transportation. Projects like Fox Point Farms are a great opportunity for fostering healthier relationships between people, food and the community.

I urge you to include Fox Point Farms in your Housing Element update. I believe it would honor our community's history of agriculture and is a smarter approach to urban development. It's exactly the kind of housing and progressive thinking that Encinitas needs.

Sincerely,

Jackie Hall

Kathy Hollywood

From: Carris Rhodes <carrisrhodes@gmail.com>
Sent: Tuesday, January 09, 2018 5:20 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: Support Letter- Fox Point Farms

Dear Mayor Blakespear and City Council,

I am writing to express my strong support for the Fox Point Farm project.

I'm a lifelong Encinitas resident who has had the privileged of working in Encinitas for 11 years in various roles and for various organizations. I currently work remotely in Encinitas but I had the distinct honor of working at the Encinitas Main Street Association and the Leucadia 101 Main Street association on various economic development initiatives, community events and on a variety of city advisory groups.

I grew up here, went to school here and hope to one day raise my children here and retire my mother here (fingers crossed!). My mother is a 35 year resident of Encinitas as well and if you do not own your home we have slim pickings for retirement.

We all know this, but housing prices are becoming even more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I have heard various council members over the last 5 years talk about their desire to see housing that fits in our community and I have specifically heard the term Agrihood discussed at council meetings as a gold standard for development in Encinitas. There is no better way than an agrihood to accommodate more affordable units and preserve our agricultural heritage.

As a former farmers market manager and the executive director of the organization responsible for the Leucadia Farmers Market I know that there is a thirst for connection to food and agriculture in our community.

I am extremely proud and protective of our agricultural heritage here in Encinitas and I think that there is no better way to preserve it than to incorporate agriculture into the way we design our public spaces and housing developments.

Although change is tough this project is perfect for our community. From what I have seen this project is thoughtful, inclusive and extremely well designed. It incorporates current facade elements of the property and will be cherished for years to come.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Thank you for your time in reading this and your careful consideration.

--

Carris Rhodes

Kathy Hollywood

From: Joshua Sherman <sherman.jms@gmail.com>
Sent: Tuesday, January 09, 2018 10:18 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: Fox Point Farm

Dear Mayor Blakespear and City Council,

I am writing to express my strong support for the Fox Point Farm project.

This is absolutely the right kind of project for our community. It's a great location for additional housing, and its vision aligns with our community character. Let Encinitas be a leader in mixing urban agriculture with additional housing.

I urge you to include Fox Point Farms in your Housing Element update.

Thank you for your time in reading this and your careful consideration.

-Joshua Sherman
166 Melrose Ave, Apt B
Encinitas CA 92024

Kathy Hollywood

From: Leslie Cruz <lfb712@yahoo.com>
Sent: Tuesday, January 09, 2018 10:08 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I'm a longtime Encinitas resident who also is privileged to work in Encinitas as a Physical Therapist. I am very concerned about rising rents, and I have never been able to afford a home in this town. Housing prices are becoming even more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,
Leslie Cruz

FOX POINT FARMS LETTERS OF SUPPORT

Melody Colombo

From: Kathy Hollywood
Sent: Tuesday, January 09, 2018 2:17 PM
To: Melody Colombo
Subject: FW: Item # (Fox Point Farms)

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Zanni [<mailto:zannidavis@gmail.com>]
Sent: Tuesday, January 09, 2018 2:14 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: RE: Item # (Fox Point Farms)

Dear Mayor Blakespear & City Council Members,

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

Alexandra Miranda

448 Tzena Way, Encinitas, CA 92024

Shelley Wecker

From: Dadla <dadla@cox.net>
Sent: Tuesday, January 09, 2018 4:00 PM
To: Council Members
Cc: Judy Berlfein (Kocicka)
Subject: Agrihoods, an idea with merit

Importance: High

Dear Encinitas City Council members.

I'm taking your precious time (and mine) on this one: it's a powerful idea I've been advocating for since I became a green building contractor. The details need to be worked out, for sure, but here are my perceived benefits:

- affordable housing (not make believe, upper middle class housing, but places where our kids could afford to live.
- local food security--the green space to recreate and grow food locally is both joyful, smart, and healthy. There are also numerous green building benefits to this (lower heat island, less pollution into our waterways, etc.)
- Jobs--our designers, contractors and developers, as well as all the trades needed to keep this maintained are a job creation engine in a growing industry.
- and of course my favorite: the potential to build homes that are both beautiful on the outside and on the inside. (think comfort, indoor air quality, lower utility bills because of quality envelopes, passive solar design, etc.)

The risk areas to look at:

- how to make sure that this zoning does not become a developer's free-for-all. Seems to me that we could have a AgriHood Zone definition. Not that hard in concept.
- Things I have not thought of yet.

I could write a whole book about this idea. I've seen such developments in other countries, and some here. Check out these in the US:

<http://www.villagehomesdavis.org/about> This is my favorite because it incorporates energy saving and comfort promoting passive solar design from ground up. In a nutshell, it means the homes help to heat and cool themselves. Period. No moving parts. So mechanical heating and cooling is much smaller and more affordable. Think lower carbon emissions for our Climate Action Plan. In our climate, this should be our building standard 101.

<http://www.gologic.us/architecture/residential-design/belfast-cohousing-ecovillage-maine/> Judy and I visited this ecovillage in Maine. The great thing here is that the homes are all built to PassiveHaus standards (not same as Passive Solar). This is the best, most effective, most comprehensive building system in the world today.

Let me know if I can offer more guidance. This topic and its potential realization are dear to my heart.

Thank you for all your hard work keep our city moving in the best direction,
Dadla.

Dadla Ponizil

Volunteer, Citizens' Climate Lobby

www.citizensclimatelobby.org

dadla@cox.net

760-815-1545

"Hope, in this deep and powerful sense, is not the same as joy that things are going well, or willingness to invest in enterprises that are obviously heading for success, but rather an ability to work for something because it is good."

-- Czech President Vaclav Havel

Shelley Wecker

From: Nancy Hall <hall7331@roadrunner.com>
Sent: Tuesday, January 09, 2018 2:00 PM
To: Council Members
Subject: FoxPoint Farms

Hello, I have been very fortunate to live in Solana Beach 20 years then Cardiff 40 years. I raised three children in Cardiff. I was barely able to afford rent in the 1970's and 80's. I was able to buy a town home with help from family, but I had to give up the gardening that I had room for in the tiny old house I used to rent in Cardiff. That house was torn down and a Mansion was built on the lot, takes up the entire lot, no longer any food being grown there. I have read the Fox Point Farms Agrihood Concept Plan and I think it is a great idea. I feel it would be a responsible use of the land as long as the homes are affordable.

Melody Colombo

From: Kathy Hollywood
Sent: Tuesday, January 09, 2018 3:34 PM
To: Melody Colombo
Subject: FW: Fox Point Farms

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Philip Foster [<mailto:pjofoster@gmail.com>]
Sent: Tuesday, January 09, 2018 3:06 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: Fox Point Farms

RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

When we are asked the question these days, "Where is home?" or "Where would you like to call home?" – for me and so many other people that is an answer that I can not get out of my mouth fast enough - ENCINITAS!!!

I have lived in this community for 8 years, 8 very important and shaping years of my life. Of the 150,000 miles I used to travel for many of the years I called Encinitas home every single one of those times I had to leave was tougher than nails across a chalkboard. The bonus was that I knew that I was going to be coming home in a few days and time spent downtown, in the local restaurants, retail spaces – including the beach would recharge me. Not one of the thousands of places I visited both domestically and globally would even come close to comparing to this amazing slice of heaven, ENCINITAS!!!

Coming home knowing that my car is parked and I now have anything and everything I really need to live, at my fingertips is something so priceless that one can only experience by living here and not only living here, but putting roots in the ground – I am talking about a foundation, one that goes so much farther than just living here, one that is about investing in a community of people, businesses and everything this little gem has to offer.

Selfishly I want all of this for me, but more importantly, I want this so that I can provide a place for a family, one that will also be exposed the magical aspects that this little town has, ones that can not be duplicated nor replicated anywhere else.

Food is on the forefront of so many conversations and is the one of the main things we as humans need to survive. While the continued education of how precious our ocean is, in the same conversation we talk about the food we eat. Look at the rise in attendance both on the vendor and consumer side of the Farmers Market boom in the recent years in Encinitas and the neighboring towns – this is something we can not shy away from because as human beings we are designed to survive and will seek out what it is we need and want.

It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I **BOLDLY** urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

Philip Foster
pjofoster@gmail.com
419-680-1980
1019 Third Street
Encinitas, CA

Melody Colombo

From: Kathy Hollywood
Sent: Tuesday, January 09, 2018 1:54 PM
To: Melody Colombo
Subject: FW: January 9, 2018 RE: Item # (Fox Point Farms)

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

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From: Nicholas Cole Johnston [<mailto:ncjohnst@calpoly.edu>]
Sent: Tuesday, January 09, 2018 12:49 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: January 9, 2018 RE: Item # (Fox Point Farms)

In support of: The Fox Point Farms Re-Development Proposal

Dear Mayor Blakespear and City Council,

I am a recent graduate of San Dieguito Academy (2016) and have made most of my memories here in Encinitas. Studying City and Regional Planning at Cal Poly San Luis Obispo, and having held an internship position with the City of Encinitas Development Services last summer, this project initiative is of great interest to me. The proposal itself exemplifies *many* fundamental good-practices my peers and I are studying in current urban design curriculum. I assume the development team and other interest groups have explained all of the functional & social benefits to the design and how they pertain to the immediate needs of Encinitas; so I will focus on my personal involvement.

Having the discussion with friends from home about where we want to settle down after college, it is clear that my generation does not see Encinitas as a viable option to return to. Those raised in Encinitas find it difficult to afford home prices that come along with the ever-evolving recreational, social, and commercial developments within the city. In fact, I have supported a friend from my SDA graduating class who was forced to find a new place to live after completing high school. While working two minimum-wage jobs and attending part-time community college, I helped her research living options in our hometown. We could not find her a single place within her price range even with the maximum allowed flatmates and the affordable housing waitlist was absurd in length. Eventually, she quite literally bought a train-ticket to New York where her only extended family lived in a nearby state, her jobs offered to transfer her, and affordable housing was available. While my friend's recent endeavors are quite dramatic, the point is clear: the young citizens you have been elected to create a better home for simply do not have the resources to stay. Supporting this project will be a

definite step in showing the Encinitas locals that the City wants a strong and *lasting* relationship with all of its community and desires to make Encinitas a place worth returning to.

Sincerely,

Nicholas Johnston

Melody Colombo

From: Kathy Hollywood
Sent: Tuesday, January 09, 2018 1:53 PM
To: Melody Colombo
Subject: FW: Fox Point Farms
Attachments: Fox Point Farms letter.pdf

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

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From: David Grosher [<mailto:davidcgrosher@gmail.com>]
Sent: Tuesday, January 09, 2018 1:41 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: Fox Point Farms

Dear Sir or Madam,

I wanted to communicate my support for the Fox Point Farms Agrihood and have attached my letter of support for consideration.

Thank you for your time,

David Grosher

FOX POINT FARMS LETTERS OF SUPPORT

January 9, 2018

RE: Fox Point Farms

Dear Mayor Blakespear and City Council,

I'm a longtime Encinitas resident who also is privileged to work in Encinitas as an engineer and product manager. I have lived here for almost 20 years and am currently raising a young family here. I am very concerned about rising rents and housing prices as it is changing the demographics and unique community that drew me here in the first place. Housing prices are becoming more and more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be amazing to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

A handwritten signature in black ink, reading "David Grosher". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

David Grosher

Melody Colombo

From: Kathy Hollywood
Sent: Tuesday, January 09, 2018 1:53 PM
To: Melody Colombo
Subject: FW: In Support of Fox Point Farms

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Kellie Shay Hinze [<mailto:kellieshayhinze@gmail.com>]
Sent: Tuesday, January 09, 2018 1:43 PM
To: Council Members
Cc: Kathy Hollywood
Subject: In Support of Fox Point Farms

Dear Mayor Blakespear and City Council,

Thank you for your tireless work to produce a compliant housing element that will balance our community's roots and heritage with a creative and sustainable vision for our future. I am writing today in support of the agrihood concept and location at Fox Point Farms to be included in the Housing Element update because I feel that this project is an extremely innovative answer to an exceedingly complex matter.

As a 32 year resident of Encinitas, I grapple daily with the desire to live here and to be able to someday afford a home in the City where I grew up and hope to someday raise my own family. The only reason I can even afford to rent in this area is because I live adjacent to a family member, in a home owned by my grandmother since 1979. It is certainly a privilege I don't take for granted and is part of the reason I am invested in continuing to care for and participate in community development. I consider the Fox Point Farms Agrihood project part of the vision I hold for my community because it is low-impact development, more affordable than current inventory and centers around sustainable agriculture and healthy living principles.

I am confident after speaking with many of my Encinitas peers that this project will flourish and be an incredible example of what is possible when community members with a strong vision and a capable team put their heads together.

Thank you again for your careful consideration and dedication to our city.

Kind Regards,

Kellie Shay Hinze

Melody Colombo

From: Kathy Hollywood
Sent: Tuesday, January 09, 2018 12:26 PM
To: Melody Colombo
Subject: FW: Item # (Fox Point Farms)

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Natalie Suggs [<mailto:nataliesuggs1@gmail.com>]
Sent: Tuesday, January 09, 2018 11:04 AM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I love living in Encinitas because of the healthy lifestyle, food options like Farmer's Markets and amazing restaurants, and the ability to walk and bike comfortably around town. It's for all these reasons that I support the Fox Point Farms Agrihood project. It would be so great to have a sustainable and affordable place to live. The concept of growing my own food onsite in the community that I love is beyond exciting and appealing. I can tell you that all of my friends who visit the local Farmer's Market on a weekly basis would agree – this is the type of agricultural community we would love to live in, and it might actually be affordable enough to buy a home there.

An agrihood could cement Encinitas' growing reputation as one of the coolest and most progressive cities in San Diego, and even in California. We take pride in our heritage here, and this project gives us a chance to do something great with housing while still maintaining our community character and sense of style and place.

I urge you to include Fox Point Farms in your Housing Element update. It's exactly the kind of housing and out of the box thinking that Encinitas needs.

Sincerely,

Natalie Suggs

Natalie E. Suggs
+1 808.357.1087

Melody Colombo

From: Kathy Hollywood
Sent: Monday, January 08, 2018 8:39 AM
To: Melody Colombo
Subject: FW: Fox Point Farms

For Item 10B – lobby binder

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Sandy Irwin [<mailto:Irwins@cox.net>]
Sent: Saturday, January 06, 2018 11:06 AM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: Fox Point Farms

January 6, 2018

RE: Fox Point Farms

Dear Mayor Blakespear and City Council,

We moved to the region and married here in the 1960's. We have lived in Cardiff/Encinitas for more than 50 years and feel extremely fortunate that we were able to own a home and raise our sons here. Both of us were teachers in the San Dieguito High School District, and the purchase of a starter home was feasible for educators when we bought in the 1970's. We've always loved having an organic garden and fruit trees in our back yard, and every week we enjoy shopping at

local farmers' markets. The farming and flower-growing heritage of Encinitas has always been important to us.

Over the years the region became desirable to more people, the population increased dramatically, and housing prices skyrocketed. Many younger people (like our sons, nieces, and nephews who also grew up here) do not have the opportunity to buy property and settle here like so many of us did, and many cannot even afford to rent homes.

We know that the City has attempted to provide lower-cost housing by requiring builders to include a small number of "affordable" homes when they develop land in the city. These few lower-cost homes still are expensive, and meet the needs of very few residents.

Recently, we have read articles about a project called Fox Point Farms. The idea of an agrihood is very appealing. It could provide a sustainable and affordable neighborhood for local families, and it would allow many more residents to experience growing their own food. This project would give Encinitas a chance to do something progressive while still maintaining the community's character.

We urge you to consider Fox Point Farms in the City's Housing Element. It could be an innovative and forward-looking solution for Encinitas.

Sincerely,

Bob and Sandy Irwin

Melody Colombo

From: Kathy Hollywood
Sent: Tuesday, January 09, 2018 9:29 AM
To: Melody Colombo
Subject: FW: Item # (Fox Point Farms)

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Ruby Geisler [<mailto:rubygeisler@gmail.com>]
Sent: Monday, January 08, 2018 11:19 PM
To: Council Members
Cc: Kathy Hollywood; Brenda Wisneski
Subject: RE: Item # (Fox Point Farms)

Dear Mayor Blakespear and City Council,

I'm a longtime Encinitas resident. I am an artist and textile designer and 'moonlight' as a server to make ends meet. I was born here, grew up here, and hope to one day raise my children here. However, I am very concerned about rising rents, and I have never been able to afford a home in my hometown. Housing prices are becoming even more unaffordable due to constrained supply and overwhelming demand to live in our beautiful city.

I rent on Lake Dr in Cardiff, and I see agricultural land bulldozed for mega sized/priced homes all around my neighborhood. I remember flower fields, dirt roads, and dead end streets that existed before big box stores, luxury homes, or golf courses...I long for the Encinitas of my youth, but know that it's going to change no matter what. While I'm always sad to see part of our agricultural history and open space slip away, I am intrigued by the Fox Point Farms proposal.

We will inevitably need more affordable housing here, and I'd prefer to see something innovative like this plan. It's so different that I think it just might work and I was compelled to write in support of this type of development. After attending college in Santa Cruz I lived near the Tannery Arts Center, an affordable high density community for artists and their families that incorporates live/work space, community event and class spaces, and a coffee shop. It truly enlivened an industrial, slightly sketchy part of town and created a creative hub. I think an agrihood could be an even better mix of density, creativity, community and sustainable living. I have always sought to rent a home as opposed to an apartment because I really value outdoor personal space, but this plan seems to incorporate a lovely amount of nature into the mix. Also love the idea of garages and artist studios (essential for me!).

I am curious to see how truly “affordable” these units could be — is there a proposed price range for these units? I haven’t come across that info yet.

I urge you to include Fox Point Farms in your Housing Element update.

Thank you,
Ruby

...
Ruby Geisler
www.sarahrubydesign.com

SPECIAL CITY COUNCIL MEETING – APRIL 4, 2018

Public Comments:

Susan T – Not happy that a Stakeholder meeting was held on February 28th and was not public.

Glenn – Stated that when he sat in on the Stakeholder meeting, something seemed funny.

Jack – Concerned about L-7 site and potential traffic impacts.

Richard – Representing 519 community members in Quail Gardens area. Concerned about all the sites proposed along Quail Gardens area.

Bill – Concern with L-7. Look at Strawberry Fields. Changing from one type of litigation to another. Remove L-7.

Rob – Concern with L-7 as a site.

Community Member – L-7 is not a suitable site. It's not close to transit or other amenities.

Community Member – L-7 is not a smart way to achieve affordable housing.

Kay – Concerned that her life will be affected. Traffic. No on L-7.

Adam – Explained all the issues along Quail Gardens Drive. No on L-7 and remove from map.

Sherill – Presented video on surrounding area of L-7 site.

Jean – Longtime resident of Quail Gardens. Concern about L-7 site.

Alec – Talked about the negative change that high density could do to Quail Gardens area.

Kevin – L-7 is not appropriate for the type of traffic that would occur from 198 units.

Jim – Lives adjacent to L-7. Provided graphic to Council showing the number of units per community area. How is that fair?

Wife of Jim – Adjacent to L-7. Wants City to sell L-7 and build affordable somewhere else.

Pam – Seacrest Village. Advocating for seniors and consider for affordable housing.

John – Concerned about safety on Quail Gardens Drive and crossing street.

Hugh – Favors affordable housing; however, placing all on QGD is a big impact. Traffic impacts are high already.

Bob – Supports all points that have been made. Concerned with distance to services.

Pat – L-7 is a bad fit for affordable housing.

Glen – L-7 was rejected by the EIR. We do need affordable, but plan is short-sighted. Consider mixed use.

Kathleen – Don't sell city owned land. Add Vons shopping center and the burn site. City and County can work to make it happen this cycle.

Trisha – Thanked Council for their work. But must make smart decisions around smart growth.

QGD is not appropriate as well as L-7.

Joan – Provided an example of a good affordable housing project. Must provide transit close by.

Shared the book of joy. Not have L-7.

Justin – Understands the concerns. Wants to be able to safely walk to parks. Concerned with traffic.

Reed – L-7 is a poor choice and there are better solutions.

Lois – Introduced the audience to people who cannot afford to live in Encinitas. Need diversity and should keep L-7 on the list.

Rebecca – Demystify who needs affordable housing. Does not need to be all or nothing. Balance.

Community Member – Disturbed by what he sees. Discussed Baldwin site and said many reasons why not good. We need more service too and will need to retain them. Why 50% of traffic on QGD?

Mark – Greystar – wants Strawberry Fields removed from the map. Building a senior housing project.

Steve – Traffic on QGD and Encinitas Blvd is very bad.

Keith – Seacoast Community Church would like to help support affordable housing on a site on Regal Road.

Leslie – Need to look at infrastructure. L-7 would bring too many cars. Cars speeding. Not appropriate site on this street.

Carol – Report on affordable housing – place in low income areas. Over-polluting our one street.

Patricia – Provided a definition for what affordable housing can be. Should be throughout the City. Legally, we need to do this now. L-7 is a winner.

Sander – Supports Foxpoint Farm project.

Charleen – Leichtag supports L-7. Traffic and safety is a concern. Consider their traffic plan as part of L-7 as a site.

Community Member – Supports Foxpoint Farms.

Sue – Community Housing Works – Explained the importance of affordable housing.

Ron – Traffic concerns in Quail Gardens area. Think about the character that we want. Development should have been along El Camino Real.

Cheryl – Does not think 190 units are possible. Fire hazards?

Patty – L-7 supporter. How about half the number of units?

Damien – Proposing affordable housing project on L-7.

Community Member – Need to understand the traffic concerns on QGD.

Brian – Rep for Foxpoint Farms, justified the project and site location.

Community Member – L-7 needs to be addressed. Traffic is bad on QGD, but if you put in the right transportation, it can be done.



A.3 Stakeholder Workshop Notes

This section contains summaries of the two stakeholder workshops held as a part of the Housing Element Update process. Stakeholder workshops were open to the public and attendees included members of the local development community, low-income housing experts, members of local educational institutions, and non-profit organizations.

Stakeholder Meeting #1

Date: February 28, 2018

Time: 3:30 pm – 5:00pm

Attendees:

City of Encinitas

Brenda Wisneski

Diane Langager

Laurie Winter

Nicole Piano

Consultants

Dave Barquist

Nick Chen

Barbara Kautz

Stakeholders

Adam Gutteridge – Chelsea Investment Corporation

Keith Harrison

Moyria Miller – Baldwin & Sons

Norm Miller – USD BMC Real Estate Center

Michael McSweeney – Building Industry Association (BIA)

Sarah Morrell – Shea Homes

Laura Nunn – San Diego Housing Federation

Lori Pfeiler – Habitat for Humanity

Sue Reynolds – Community Housing Works

Meeting Notes

Meeting Overview

The City of Encinitas held the first Stakeholder Meeting as a part of the community outreach effort associated with the current Housing Element Update on Wednesday, February 28, 2018 from 3:30 – 5:00pm in the Poinsettia Room at City Hall. The purpose of the meeting was to gather feedback from people who understand the current development environment in Encinitas on what types of policy and programmatic changes could help encourage development, specifically of low-income housing, within the city.

The meeting consisted of a short presentation by Kimley-Horn, followed by a facilitated discussion amongst all meeting attendees. Major topics discussed at the meeting included development standards, entitlement processing, and fees and exactions. The following is a detailed summary of the information provided by meeting attendees throughout the discussion.

Development Standards

- Reference the City of San Diego Affordable Housing Parking Study
 - Focus on the proximity of sites to transit
 - Occupancy guidelines
 - Study shows that affordable housing can require less cars than market-rate housing
- Planning for autonomous vehicles
- Should explore different standards for affordable housing vs. market rate
- Two stories is extremely limiting to potential development
- Senior living includes additional costs (EG elevators) that make development harder
- Rental versus for sale development

- It is not possible for the affordable units of a development to be the same size as the market-rate
 - Can this be changed?
 - Potentially mesh with tax credit unit size
- Grouping of low-income units as opposed to interspersed – Iris example
 - Private management is a potential option for low-income developments
- What gets in the way of developing more units?
 - Zoning density
 - Height
 - Differences in how it is calculated make a big difference
 - The type of product (detached/attached/mixed-use)
- Minimum of three stories needed to accommodate parking on affordable units
 - Ideal height is 37' measure from the pad level
- Common and private usable open space
 - Limiting factor
- Density bonus numbers for parking
 - Can encourage smaller units through parking requirement changes

Entitlement Processing

- “Not late hits” policy – both by the City and the developer
 - Increases efficiency
 - Counter-level approval for by-right
- Implement a phased submittal process with a first phase that doesn’t require as much detail
 - Custom lot process
 - Pre-application mandatory meeting
- What processes can be done concurrently?
- Add flexibility to mitigate influencing factors
- “Cities are afraid of design” – too many constraints

Fees and Exactions

- Fees are comparable to other cities
- Not as important as the type of product (look at S.F. v Per Unit fees)
- Need to look at all fees and ask, “Do current fees encourage development of affordable units?”
- Fee structure limits
- Fee is the same amount regardless of the size of the project, which can create high fees for smaller projects
- Difference between an incentive and an offset
 - Incentives need to give the developer something of value
 - Setback example given
 - Avoid creating penalties that can limit development
- Gap financing
 - Low Income tax credit needed
 - Gap (amount of time) is growing

- Fee waivers
 - Land donation often needed
 - Deferral of fees until occupancy (current City protocol) is extremely helpful
- Impact fees paid over time instead of front loading
- Potential to create a mechanism to allow developers the ability to transfer low-income units from one development to another
 - Require more low-income units if done

Conclusion

Meeting attendees expressed that the three most important factors that influence the ability to develop low-income housing in Encinitas are height restrictions, parking requirements, and open space requirements. Attendees also emphasized that a high level of certainty and time are more important than a lowering of the fees associated with development.

Stakeholder Meeting #2

Date: April 4, 2018

Time: 3:30pm – 5:00pm

Attendees:

City of Encinitas

- Brenda Wisneski, City of Encinitas
- Diane Langager, City of Encinitas
- Nicole Piano-Jones, City of Encinitas
- Laurie Winter, City of Encinitas

Consultants

- Barbara Kautz, Goldfarb & Lipman
- Dave Barquist, Kimley-Horn
- Nick Chen, Kimley-Horn

Stakeholders

- Ron Brockhoff, Development Manager – Chelsea Investment Corporation
- Nick Lee, Baldwin @ Sons/Heritage Building
- Michael McSweeney, BIA San Diego
- Lori Pfeiler, San Diego Habitat for Humanity

Stakeholder Comments on Proposed Development Standards:

Development Standards Table

- Difference between offset (city pays for increased costs) vs incentive (city lowers costs)
- Proposed 25 – 30 du/ac
 - Potential impact of density bonus after 11% affordability
 - Could potentially apply for a waiver for additional height
- Lot Area
 - 10,000 SF allows for potential subdivision of a portion of the site (sometimes financing requires separate lots and different owners)
 - Noted that at least 16 units must be achieved on every site
 - Comfortable with keeping 10,000 sf minimum lot sizes
- Lot width and depth (75' min for both)
 - OK if for exterior site dimensions only
 - Building separation standards can govern internal lot lines
 - Financing and other reasons could impact the actual development and how subdivision of parcels impacts lot lines
- Setbacks
 - Along Highway 101 – move front setbacks closer to the lot line
 - Existing standards and policies regarding irregular lots or other situations should still apply

- Interior lot setbacks at 10' with a subdivision project creates a potential 20' setback between buildings
 - Consider reducing interior lot setbacks and require a larger project perimeter (exterior boundaries) setback similar to how PRDs are handled (20' or 25')
- Lot coverage
 - 80% lot coverage probably OK; 60 – 65% would be a problem
 - Assumes uncovered parking is not counted in lot coverage calculation (current policy)
 - Specific plan area sites may permit > 80%
 - Setbacks, amenity space, and undulation will dictate building size, so may not need lot coverage
 - Nick Lee noted he would provide example projects he has seen in Long Beach
- Parking
 - Reduced parking is critical to achieve 30 du/ac in non-structured parking with three-story height limit.
 - 3 stories, non-structured parking generally can yield 25 du/ac assuming 1.8 spaces/unit average across all units
 - Tough to structure parking for 30 DU/AC unless project is large enough to spread costs
 - Affordable housing parking standards (City of San Diego example) – lowered parking standards to fit the actual need
 - Otay Ranch (Chula Vista) parking example
 - Smaller standards that are inclusive of guest parking
 - City's existing parking rates are too high
 - Don't work for an affordable project
 - Density bonus law will limit parking that can be required
 - The market will tell how much parking is needed
 - Typical costs for structured parking is \$35,000/stall with \$15,000/stall for surface parking
 - Example jurisdictions for parking
 - City of San Diego (Affordable standard)
 - Provides different standards for affordable housing (reduced parking ordinance)
 - Below are sample standards that attendees offered as examples they have seen in other jurisdictions
 - Studio: 1 space (inclusive of guest)
 - 1 bdrm: between 1.5 spaces (inclusive of guest)
 - 2 bdrm: 2 spaces (inclusive of guest)
 - 3+ bdrm: 2.25 spaces (inclusive of guest)
 - Reduced parking standards are an incentive to do more inclusionary housing units
 - Location (proximity to transit facilities) should factor into standards
 - Require that people park in garages, can't be used for storage only
 - Parking is more likely to be used for parking if it is uncovered (can only be used for one thing – parking)

- Open parking is most cost effective for maximum flexibility
 - City of San Diego requires 240 cubic feet of storage per unit
- Height standard
 - Existing point of measure – Prop A
 - Lower of natural or finished grade
 - Prop A took away standard allowing measurement from pad
 - Want to be able to measure from post-grading pad
 - Fill is often required to achieve adequate drainage
 - Some properties are much lower than street level, and this would have little impact
 - Almost all sites will likely lose at least a couple feet due to existing methodology, 37 feet is a necessity from finish grade
 - Note that the 37-foot limit will not allow pitched roofs
 - Note that density bonus law would allow greater height
- Private space and onsite amenity space
 - Apartment balconies should count as private open space
 - Only specify per unit total open space – 300 sf
 - Provide flexibility when site is in close proximity to open space, parks, beaches
 - Have incentives for creating internal (usable) amenity spaces – give some sort of credit for higher quality spaces
 - Depending on the project, it may be beneficial to have a mix of on-site and off-site open space
- Wall plane and Stepback standards
 - How far does remaining 25% of wall not on single wall plane need to be set back?
 - Step back – be clear on language of where the line is drawn for outdoor space
 - Focus on alleviating the impacts of a third story
 - Simplify step back text
- Private storage
 - With uncovered parking, storage is provided as a closet on the balcony

Fees and Exactions

- Compression of approval time is more important than the fees
- Incentive: Certain timeline (exact timeline) for inclusionary projects
- Quality of the plan check is an important factor
- Ideally would like fees to be paid even after issuance of certificate of occupancy; recognized security problems

A.4 Workshop/Open House Summary Notes

This section contains the meeting minutes and public comments from the February 1, 2017 Housing Element Workshop. A Housing Element Open House is tentatively scheduled for May 2018. Materials for that meeting will be added upon completion of the Open House.

*MINUTES OF THE ENCINITAS CITY COUNCIL SPECIAL MEETING
FEBRUARY 1, 2017, 6:00 P.M., 1140 OAKCREST PARK DRIVE*

CALL TO ORDER/ROLL CALL

Mayor Blakespear called the meeting to order at 6:08 p.m.

Present: Mayor Catherine S. Blakespear, Deputy Mayor Tony Kranz, Council Members Tasha Boerner Horvath, Joe Mosca and Mark Muir

Absent: None

Also present: City Manager Brust, City Attorney Sabine, Special Counsel Barbara Kautz, City Clerk Hollywood, and Principal Planner Langager.

There being a quorum present, the meeting was in order.

PLEDGE OF ALLEGIANCE

AGENDA ITEMS

- 1. City Council discussion with the community regarding the development of a legally compliant Housing Element Update.**

RECOMMENDED ACTION: Discuss the development of a legally compliant Housing Element Update and provide direction to staff as needed.

Mayor Blakespear welcomed everyone to the meeting and introduced Jerry Harmon who was selected by the No on T Committee to serve as the moderator for tonight's meeting.

Mayor Blakespear stated that the purpose of the meeting was to allow the Council and the community to discuss the key components for developing a legally compliant Housing Element that was acceptable to the community.

Sheila Cameron and Bruce Ehlers, representing the No on T Committee, presented their plan for "A Better Plan for Encinitas' Housing Element Update."

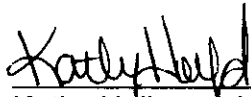
Public Speakers:

John Carlson, Bob Bonde, Glen Johnson, Maria Lindley, Steve Boyette, Olivier Canler, John Elmore, Brian Burke, Victoria Balentine, Peter Stern, Peter Zovanyi, Bill Butler, Marco Gonzalez, Erika Chamberlin, Torgen Johnson, Gene Chappo, Nancy DeGhionno, Andrew Matuszeski, Marie Latif, Susan Turney, Kathleen Lindemann, Heather Creider, David Hovis, Jennifer Hewitson, Kurt Groseclose, Damien Mavis, Kathy Roth, Mike Andreen, Eric Gilmer, Kathleen Lees, Dean Turney, Andrew Yancey, Dennis Holtz, Kevin Doyle and Linda Newbert.

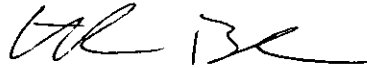
The Mayor, Council, Special Counsel and staff responded to questions and comments from the public. Themes discussed and identified by the public are included as Attachment 1 to these minutes.

ADJOURNMENT

Mayor Blakespear thanked everyone for attending and adjourned the meeting at 9:10 p.m.



Kathy Hollywood, City Clerk



Catherine S. Blakespear, Mayor

**Housing Element
Special City Council Workshop
City of Encinitas – Community Center
February 1, 2017**

THEMES

- UNIT TYPE
- STATE – COUNCIL – COMMUNITY
- MAXIMIZE USE OF ACCESSORY UNITS
- FIND COMMON GROUND
- DENSITY 20-25 DU/AC
- INCREASE INCLUSIONARY REQUIREMENT
- TRAFFIC MINIMIZE IMPACTS
- CITY PARTICIPATION – FUNDING AND CITY SITES
- STAFF LIAISON – MORE OPPORTUNITIES FOR PUBLIC INPUT COALITION TASK FORCE
- PARKING STANDARDS – MAINTAIN
- TWO STORIES VS. THREE STORIES / MAXIMUM HEIGHT 30 FT. VS. ?

SHEET NO. 1

- CONTEST RHNA NUMBERS
- MAXIMIZE ACCESSORY UNITS
- DEFINE “AFFORDABILITY”
- FLOOR AREA LIMITATION
- “TINY HOUSES” / COTTAGES OPPORTUNITIES ✓✓✓
- TIME FRAME FOR ALTERNATE PLAN?

SHEET NO.1A

- CONTEST RHNA
- PLAN NAME (NO AT HOME IN ENCINITAS)
- ZONE WITH CONSENT OF OWNERS
- NO INFILL DEVELOPMENT
- NEW ACCESSORY UNITS BY-RIGHT
 - DO MORE IN THIS AREA
- SANTA BARBARA EXAMPLE: BEDROOMS PER ACRE VS. UNITS
- PARTNER WITH NON-PROFIT AFFORDABLE DEVELOPERS

SHEET NO. 2

- WHAT IS THE TRANSIENT OCCUPANCY TAX?
- BAN IN-LIEU FEES - BUILD THE AFFORDABLE UNITS
- MAINTAIN 30 FOOT HEIGHT LIMIT

ATTACHMENT 1 TO THE FEBRUARY 1, 2017 SPECIAL CITY COUNCIL MEETING MINUTES

- "50%" OF ALL HOMES IN ENCINITAS RESTRICTED AT 'LOW'/'MODERATE' AFFORDABILITY LEVELS
- CITY TO PURCHASE LAND AND BUILD AFFORDABLE HOUSING - PARTNER WITH PRIVATE DEVELOPER

SHEET NO.2A

- HOME DEPOT AREA?
- TINY HOMES = SHIPPING CONTAINER
- MORE FREQUENT COMMUNITY MEETINGS (QUARTERLY)?
- THOUGHTFUL PLACEMENT OF DENSITY
- DEDICATED STAFF LIAISON
- RENEWABLE ENERGY/SUSTAINABLE DEVELOPMENT
- AFFORDABLE BY DESIGN

SHEET NO.3

- CHARGE MORE IN-LIEU FEES
- 50% AFFORDABILITY NOT FEASIBLE
- START WITH COMMUNITY-BASED IDEAS (I.E. ACCESSORY UNITS)
- "LOW IMPACT" PLAN
- DO NOT EXACERBATE EXISTING PARKING PROBLEMS
- CREATE A LANDMARK/HISTORIC COMMITTEE
- 1,900-UNIT BUFFER IN MEASURE "T" NOT CONSISTENT WITH RHNA NUMBER

SHEET NO.3A

- ACCESSORY UNIT OWNERS: HELP TO WORK WITH THEM
- VONS SHOPPING CENTER A GOOD SITE
- LA FITNESS CENTER A GOOD SITE
- MORE AUTHORITY FOR PLANNING COMMISSION
- ACCESSORY UNITS A PRIVACY ISSUE
- WHAT COMES AFTER COMPLIANCE?
- PREFERENCE TO OWNERS WHO WILL EXCEED MINIMUM AFFORDABILITY
- NOT CONCENTRATE ALL REDEVELOPMENT IN SHOPPING CENTERS

SHEET NO.4

- SPROUTS CENTER NOT A GOOD SITE
- NO. 3 OR 4 STORIES
- TOWNCENTER SITE HAS POTENTIAL
- IN FAVOR OF TRANSIT ORIENTED DEVELOPMENT
- RE-DEVELOP EL CAMINO REAL CORRIDOR WITH CONSIDERATION GIVEN TO TRAFFIC CALMING
- PRESERVATION OF QUALITY LIFE AND OPEN SPACE
- CONSIDER TINY HOUSES ON THE PACIFIC VIEW SITE
- MAINTAIN TWO-STORY LIMIT

No.4A

- AFFORDABLE HOUSING FOR SPECIAL NEEDS POPULATIONS

ATTACHMENT 1 TO THE FEBRUARY 1, 2017 SPECIAL CITY COUNCIL MEETING MINUTES

- 33 FT AND 3 STORIES: SOME DEVELOPMENTS DONE WELL
- REACH OUT AND ENGAGE MORE OF THE COMMUNITY
- PUBLIC TRANSIT NOT THERE YET
- MORE AFFORDABLE HOUSING MONITORING
- PRESERVE TRAILER PARKS
- NO MIXED USE EVERYWHERE: EL CAMINO REAL A GOOD LOCATION
- DEVELOPER HELP PAY FOR TRAFFIC AND INFRASTRUCTURE ON EL CAMINO REAL
- ISSUES WITH MIXED USE: TYPE OF USE CAN CAUSE CONFLICT WITH RESIDENTS

SHEET NO.5

- START WITH COMMONALITIES
- TASKFORCE TO REVIEW MEASURE T AND IDENTIFY AGREEABLE POSITIVE ELEMENTS AND MODIFY CONTROVERSIAL ELEMENTS
- CONSIDER GREENHOUSE GAS EMISSION DURING THE REVIEW PROCESS
- "CREATIVE LIVING" CONCEPT
- DO NOT REDUCE PARKING STANDARDS
- LOW INCOME UNITS SHOULD NOT BE FOR SALE

SHEET NO.5A

- EXISTING ZONING DOES NOT SUPPORT TINY HOMES
- BUILDING HEIGHT MAXIMUM OF 30 FEET

SHEET NO.6

- PRESERVE EXISTING TRAILER PARKS
- INVITE HCD TO PARTICIPATE IN PUBLIC FORUMS



Comments & Questions

Name: Lisa Nava

Phone: ⁷⁶⁰ 213-1267 Email: _____

How will the city specifically target registered voters under the age of 30 to have input in this plan?



Comments & Questions

Name: Laura Beulke

Phone: ⁷⁶⁰ 994-9216 Email: laurab@verticalprinting.com

How ~~will~~ will the city work to allow middle class families w/ dual incomes afford to live here.



Comments & Questions

Name: Elaine Hartleb

Phone: _____ Email: _____

- 1) No higher than zoned buildings regs. now
- 2) No density more than zoned now
- 3) Reserve units for low income - not to go for fair market
- 4) Maintain unique character of Encinitas



Comments & Questions

Name: Loren von Dessonne

Phone: ⁷⁶⁰ 753-0952 Email: jgkud@sbglobal.net

I do not think paying fee in lieu of providing parking space is good. The money is not used for parking



Comments & Questions

Name: DAVID SOBEL

Phone: 646 372 4498 Email: DAVID@SOBEL.COM

4400 W

Any Plan will result in over
2,000 (maybe 4,000) KIDS FEEDING ON
SCHOOLS - ANY PLAN?



Comments & Questions

Name: MR. ANGEL FONTANEZ

Phone: 760-942-9579 Email: AGFONTANEZ@YAHOO.COM

PLEASE DISCLOSE THE FINANCIAL
DOWNSIDE OF INACTION/NON-COMPLIANCE
IN \$\$. I DO NOT WANT GENERAL
STATEMENT OF WHAT MAY HAPPEN,
BE FRANK AND HONEST!!



Comments & Questions

Name: Kathleen Lees

Phone: 760-635-7977 Email: mcmillenlees@cox.net

Do not lower parking
requirements. Find a way
to get moderate & low
income units on property
that has been upzoned.



Comments & Questions

Name: PAT O'CONNOR

Phone: 760 413 4724 Email: POCONNOR@GMAIL.COM

COMPANION FOLLOW UP
PROCEDURE + AUTHORITY FOR
PUBLIC SETTINGS BY W/FORM
GIVEN PERMANENTLY
FOR COMMUNITIES



Comments & Questions

Name: Rick TVERDOCH
Phone: 760 942-2748 Email: _____

When will we Approve/monitory
The new State Accessory Unit
Ordinance (50% of Main
Structure/1200' Max.)



Comments & Questions

Name: Pam Ferris
Phone: 760 535 8556 Email: pferris@encinitasvillage.org

If the City did make exceptions
to the 30A height requirement,
would this still need Coastal
Commission approval as well?



Comments & Questions

Name: _____
Phone: _____ Email: _____

how do we see long-term ^{residential} leases
fitting into the plan? Are they
considered part of affordable
housing option, or not?



Comments & Questions

Name: An Artega
Phone: 619 93-854 Email: elemental.therapies@gmail.com



Comments & Questions

Name: Scrach Breiding
 Phone: _____ Email: sbreiding@cox.net

I would like a plan to support economic diversity ~~that~~ so that Encinitas is made up of all income levels. Not like La Jolla or Delmar.



Comments & Questions

Name: WARREN SCOTT
 Phone: 760.943.3180 Email: wscott@ws2212.com

- we should change zoning to allow 3 story projects!
- we should build low income housing in places that are less valued properties and give incentives: along freeway, railroad, - we could eliminate the freeway view corridor.



Comments & Questions

Name: Jennifer Hewitson
 Phone: 760 943 0920 Email: jheewitsm@cox.net

Why should the state tell us how many of any type houses to build?

Quality of life decreases daily.

Not everyone can live in Encinitas! and have it be a livable place. We must

fight for our city & quality of life!



Comments & Questions

Name: Kathy Tom
 Phone: 760-452-7308 Email: kathywtom@gmail.com

Housing plan needs to include requirement for low-cost housing. Can this be put into zoning changes?



Comments & Questions

Name: Dave Billings
 Phone: (760) 753-7925 Email: daveandkathy@cox.net

Can we limit the number of
 so-called "affordable" projects to
 the minimum required by the
 state?



Comments & Questions

Name: Denise Martin Also stop putting
 Phone: 760 942 5141 Email: new-encinitas
 back in

Honor the tenets of
 PROP A.

Don't do anything above +
 beyond what state is asking for.
 No padding and escalated numbers
 so that developers can benefit.



Comments & Questions

Name: OLIVIER CANLER
 Phone: 760 522 8892 Email: OCANLER@ROADRUNNER.CA71

- 1) Honor Prop A
- 2) Tiny houses ~~and~~ on tiny lots
- 3) Think about traffic first and foremost.
- 4) 30ft height max - 2 stories
 No exception.



Comments & Questions

Name: Jeanne Jones
 Phone: 760-634-8477 Email: jjones@miraanta.edu

Keep Encinitas free of
 3-story buildings. Structure
 plan so developers MUST
 put only 100% low income
 housing in these buildings.



Comments & Questions

Name: Narmeh Tanha
 Phone: _____ Email: NarmehTegha@gmail.com
affordable
wish to see housing for
Seniors
- Artists
- low income families



Comments & Questions

Name: Charles Hodge
 Phone: 760-634-2097 Email: canodge@slcglobal.net
① Affordability
② More Density
③ Smaller lot sizes
④ Reduce setbacks



Comments & Questions

Name: John Gjata
 Phone: _____ Email: _____
- Share housing (Hi-Den) among 5 communities
- Work to legislate affordable hsg in State
- Work on 'alt' types of high-density hsg like
senior/assisted living, even in O'Hain



Comments & Questions

Name: Raylene Rhodes
 Phone: 760-415-5779 Email: raylenerrhodes@aol.com
I would like to see affordable
senior housing with solar and
spaces for gardens.



Comments & Questions

Name: Scott Carter Lencadia

Phone: _____ Email: _____

Do not include Commercial in
the Housing element!



Comments & Questions

Name: Mary Lou Schultz

Phone: 7607533502 Email: schultzfm1@aol.com

Accessory units generate
cars, traffic, & are often a
blight in a neighborhood.



Comments & Questions

Name: Carris Rhodes

Phone: CarrisRhodes@gmail.com Email: (760) 688-8275

more senior ~~only~~ housing that is
rent controlled
smaller tiny house units are best
Consider neighborhoods that center
smaller homes around a central
Forum

I think Rent control is a good
thing for affordability



Comments & Questions

Name: Maria Lindley - Lencadia

Phone: 760-944-3683 Email: maria.lindley@gmail.com

Thanks for opening this from the
ground up so that the character of
Encinitas can be preserved, the
citizens can support the Housing Element
& affordable housing - not developer profits.



Comments & Questions

WEEKENDS - FRIDAYS - TUESDAYS

Name: ERIKA CHAMBERLIN
 Phone: (212) 475 6547 Email: LADYRAINBOWNEWYORK@gmail.com
 My concerns revolve around water conservation + Renewable energy. The plan disregards energy generation + consumption - so out of date and out of step with expanding population. A TRAY HOMES ALSO A GOOD IDEA.



Comments & Questions

Name: DON
 Phone: (858) 761-1301 Email: _____
 Reduce all setbacks to 10' for accessory units only.
 Not new homes



Comments & Questions

Name: Richard Solomon
 Phone: _____ Email: RICHARD@S6LW.LAW Com
 Use Pacific View property, owned by City, for housing & low income units - partner w/ a non-profit to do so



Comments & Questions

Name: Nancy Bensimon
 Phone: 760-809-7787 Email: sewerage@nancy@me.com
 Low-income housing needed, build them on public land, with non-profit guidance; I would like to see 20% of new units be low-income, mandated - no exception!



Comments & Questions

Name: MICHAEL MURPHY

Phone: 760-405-3699 Email: murphyartcenter@comcast.net

PLEASE look into zoning
some public land for MicroHouses



Comments & Questions

Name: CLIFF Keller

Phone: 760-213-9606 Email: cliffkellermusic@gmail.com

Preserve the "Historic corridor"
of 101 in Encinitas, Cardiff + Leucadia
ie: DO NOT raise height limits
Do not block ocean view of ^{ENC} Library

DO NOT allow builder loopholes that
result in McMansions w/ negligible affordable
condos housing



Comments & Questions

Name: BLAZE NEWMAN

Phone: 760-436-1140 Email: blaznewman@gmail.com

Is there any way to partially
subsidize individual homeowners
to build new accessory units?

Many property owners might
not be able to afford constructing
accessory units upfront, even
if they want to build them.



Comments & Questions

Name: GLEN JOHNSON

Phone: 760 943 8802 Email: GLEN_JJOHNSON@PACBELL-NET

GOOD START. STARTING IS EASY.

FINISHING IS DIFFICULT.



Comments & Questions

Name:

David Hovis

Phone:

760-815-1224

Email:

drehovis@cox.net

Need to grasp the opportunity
to renew and modernize El Camino
Corridor. Specifically the roads
and infrastructure for ^{the} next generation
Please discuss:



Comments & Questions

Name: Lainie Carter
 Phone: 908 447 1333 Email: lainiecarter@me.com

- build low income units that are small (200 - 600 sq ft) and low ≤ 30 feet
- Only focus on low income housing - designed/built by city/people/non-profits
- Stop allowing developers to →



Comments & Questions

Name: RICK LESAN
 Phone: 760.815.8045 Email: ricker@spiraloptions.com

- REBALANCE NEW DEVELOPMENTS PROPORTIONALLY TO THE 5 COMMUNITIES
- THE TWO DEVELOPMENTS @ EL CAMINO & ENCINITAS ARE TOO HIGH A PERCENTAGE OF TOTAL PLAN.

→
GIVEN



Comments & Questions

Name: Deb Emma
 Phone: 760 632 7170 Email: debemah@

What I would like to see is NO ~~building~~ building on main corridors - Enc Blvd, 101, El Camino Real. Already traffic is miserable. Also when building apt ~~units~~ units, provide parking for 2 per apt - not one -



Comments & Questions

Name: Jesse Giessow
 Phone: 760 277 3270 Email: jessgiess@cox.net

My main concerns are:

- 1) Preserve community character, especially along 101. Wherever possible limit buildings to 2 stories & 30ft heights. Higher density on El Camino/Encinitas Blvd.
- 2) Truly create housing that is affordable for low & moderate incomes. Can we limit square

gain huge profits as the character of our city changes.

• Research / develop ideas regarding accessory units.

1

because renters usually have 2 cars (couple) or have roommates - so 1 parking space per apt is not adequate.

Also NO MIXED USE

THIS WAS DONE IN LAST IN THE LAST MODIFICATION TO MAKE THE "ENVIRONMENTAL SUPERIOR" PLAN. I BELIEVE THIS WAS NOT SUBJECT TO REAL COMMUNITY INPUT, UNTIL AFTER MRS MAILING AT THIS POINT. THE PLAN WAS ALREADY ESTABLISHED.

✓ Large, luxury homes. If we ~~then~~ require the building of smaller homes we automatically increase the density.



Comments & Questions

Name: Sarah Liffon

Phone: 310-876-2267 Email: Sarah@liffon.biz

Many good suggestions tonight. You can't infill high density where there is already gridlock, as at RFRd. + Encinitas Blvd. A low throw bldg can be done nicely where there is more elbow room. My former hometown →



Comments & Questions

Name: ELI SANCHEZ

Phone: _____ Email: elyeli@cox.net

① NO on T stated an objective of org is to implement HE that provides affordable housing. Accessory units will not facilitate achieving that objective.

② Sliding scale density bonus usually are based on a scale related to



Comments & Questions

Name: KARIN KELLER

Phone: 802-355-7529 Email: Karinkeller@earthlink.net

Nothing over 2 stories in Cardif

PRESERVE HEIGHT LIMITS in Beach communities - ALONG 101 - Cardif - Encinitas + Leucadia.

Place Development (25% affordable) above commercial areas on bus route

ie: Sports/Trainers/Joes/LA Fitness on Santa Fe
Build small 800sq. foot or less & dense →



Comments & Questions

Name: Nancy DeGhionno

Phone: 760-632-9467 Email: dogs92024@yahoo.com

MORE parking in Leucadia not less.

If parking ever becomes legal along the NCTD ROW both sides it will have to be parallel parking because of bike lanes, which will REDUCE the amount of cars that would be able to park there.

of Culver City built a really attractive
(for its time) low-income housing that's
still there & didn't impact traffic
on neighbors significantly. Fewer
sites, higher density where we
can reasonably place them. (T's
homes are a great idea.)

2

Create "smart" Development
on Bus/train lines with
very small units & walkable/
walkable. Build them above
"strip malls" like Sprouts -
Trader Joes - LA Fitness on Santa Fe
& make it livable & landscaped
like the whole Foods in Encinitas

② (cont.) lower affordability levels generally
30% AMI to receive maximum
density

- ③ Support Affordable Housing Program for City
to participate with affordable housing
developers thru:
- a) Bond issues re: CDAAC & TCAC
 - b) City owned property
 - c) Density based inclusionary
developer impact fees.

more parking

affordable by design - 200-800 ~~sq~~
tiny houses

~~encourage new accessory units~~



Comments & Questions

Name: KATHY ROTH

Phone: 760-436-5205 Email: KRR-FRANCO@ATT.NET

WHAT IS YOUR PLAN FOR AFFORDABLE
HOUSING FOR LOW INCOME RESIDENTS??
LIKE MY SON WHO HAS LIVED IN ENCL.
AT OUR HOME FOR 29 yrs. - SPECIAL NEEDS



Comments & Questions

Name: John Gjata

Phone: _____ Email: _____

- Look into a "Tiny House" area/village
- Revisit initial GRAC feedback & apply w/ more recent efforts
- Revisit RHNA calculations method (SANDAG)
- Please ≤ 2 stories unless out of sight tucked away



Comments & Questions

Name: John Gjata

Phone: _____ Email: _____

HE WOULD LIKE TO LIVE IN
AN AREA HE'S FAMILIAR WITH

3

* Please include a 'true' cap on height limit.

* Please include some income/price limits on at least a portion of new housing.

→ Increase inclusionary % of 'affordable' units.

* Some of the new density requirements can be mitigated with some F.A.R. & landscaping (ie: Trees) requirements.

* More equitable sharing of new high housing.

* It will go a long way to show that BDC is part of effort to fight this law.

* Why not try 100% inclusionary 'affordable' units ???

- Min. density per State Law = 30/acre
- Try to wrap ~~the~~ density bonus into final density
- Clear max. height
- Why is restriction to affordable levels (100% inclusionary) not acceptable?
- Can 'right' to build accessory units be used ~~as~~ the same as upzoning ~~does~~ for St. requirements?
- Why are access. units rent-restricted but other units (≥ 30/acre) are not?

1. Comments - back of cards from previous page
2. Comments - back of cards from previous page
3. Comments - back of cards from previous page

In the community outreach information, New Encinitas was given the number of 308 units to meet our share of the goal to meet state requirement. In New Encinitas there were 3 sites to be on the sustainable use maps, Site 7 at Town Center, if developed could have 160 to 249 units, Site 11 at the intersection of El Camino Real and Encinitas Blvd could have 181 to 270 units and Site 24 also at intersection of El Camino Real and Encinitas Blvd could have 290 to 436 units. That totals 630 to 955 units, a far cry from the 308. The City's current General Plan has capacity to accommodate the RHNA allocations for the moderate and above moderate income levels without the need for rezoning. So why are we adding all the market rate units? I know it is to encourage property owners and developers to provide affordable units but there has to be a better way. I would like to see plans that will provide the low and very low income property required by the state and that is all.

I think the best way would be small developments that will actually benefit low income and very low income families and individuals. Properties that are senior apartments and apartments for adults with disabilities will provide low income units with minimal effect on traffic and city infrastructures. Small developments of low income rentals, in several places throughout each of the 5 communities will add required units without burdening the infrastructure of one particular neighborhood. Small housing developments that are deed restricted to provide home ownership and investment opportunities for those work in Encinitas but can't afford to live here would be great.

I am hoping one way of getting these properties built would be for the town to acquire the necessary land, zone it for the types of the low income properties appropriate for the lot sizes and locations and give the land to developers who will build those types of low income properties needed. I know this requires a lot of funds, zoning changes, and planning but we've have seen the time, money and planning that has gone into the failed Measure T and I am sure that this type of plan can be accomplished if the same energy, planning and dedication is given to it.

Nancy L Nelson
273 Rodney Avenue
Nelson92024@yahoo.com
760-419-4225

Bob's Hypothesis # 5

Melody Colombo

From: Brandi Lewis
Sent: Thursday, February 02, 2017 10:10 AM
To: Melody Colombo
Subject: FW: Housing Workshop Thoughts

Hi Melody – this came in after the meeting but there is a request to have it included in the record. Thanks!

Brandi L. Lewis

City Council's Office | City of Encinitas | 505 S. Vulcan Avenue | Encinitas, CA 92024
P. 760.633.2618 | F. 760.633.2627 | blewis@encinitasca.gov

Correspondents should be aware that all communications to or from this address are subject to public disclosure and may be reviewed by third parties.

From: Darius Degher [<mailto:darius.degher@gmail.com>]
Sent: Thursday, February 02, 2017 9:55 AM
To: Council Members
Subject: Housing Workshop Thoughts

Dear Council,

I was not able to make the workshop last night, and I was too late to submit comments online. So, I'm sending my ideas on the subject, pasted in below. Tony and Catherine: I sent these to you late last year, but here they are again, in case they need to go into the public record of last night's workshop.

Thanks to you all for your great work so far!

Darius Degher
Leucadia

Housing Plan Fixes, 4 Steps

1) **Increase the ratio of affordable housing.** All sides seem to agree that this was a major flaw of Measure T.

2) **Remove the third story option.** This would keep the revised plan in line with the height limits of Measure A. This seems to have been the other major sticking point for the public, and likely the main reason Measure T failed.

3A) **Remove the "padding" for extra, future units to be built.** Instead, implement the program in 2 phases. Phase 1 includes only the number of new units required by state law at this time (2000 or whatever the exact number is). Phase 2, which would include potential plans for further sites, can be implemented later, if and when necessary. Phase 2 should be planned for and outlined generally, but the details of it can be worked out at a later time. The present goal, however, should be to come into compliance with CA state law at its minimum required number of units.

3B) When the 3rd floor units are eliminated, I'm not sure but I think the total number will still be above the immediate state-mandated number (2000). If so, remove these "extra" sites and place them in the Phase 2 plan. I suggest these removed sites are some of those currently planned for Cardiff and Leucadia. Please see Note 1 below for more on this. **

4) **Implement a set of Encinitas Green Housing Requirements.** Now is the time to do this, while the housing plan is being revised. See details below.

Encinitas Green Housing Requirements (Draft of Ideas, Experts Needed)

It is important that all future development in Encinitas abide by strict local environmental regulations. This includes a package of city building regulations that requires all new buildings to have photovoltaic systems, underground cisterns to catch and reuse rainwater, gray and black water recycling systems, commitments to smart and recycled materials, ultra-efficient insulation, and smart landscaping, among other things. (The actual list of requirements would need to be refined by experts on green building.)

Encinitas should welcome future developers as long as their projects conform to the Encinitas Green Housing Requirements. This would compel prospective developers to plan for quality-over-quantity square-footage and likely result in the construction of smaller, smarter homes with less of a negative environmental footprint.

**** Note**

I've heard the argument that the coastal strip is a future "transportation corridor," and that this is why it's a good place for future housing development. But this doesn't make much sense to me. Just because the train tracks run through there, and there's a bus that runs once an hour, hardly constitutes a transportation corridor. Our actual transportation corridor is along Interstate 5, whether we like it or not, and that's probably where it will remain, unless the city were to grow by a factor of 10. Yes, it would be great if more of the suburban working people of New Encinitas headed west to catch the Coaster each morning in order to get to San Diego. But even if they do that in the future, there will likely never be as many as those who take the freeway. And even if there were, it would have very little to do with transportation in Leucadia and Cardiff. We need to be accurate about the terms we use in our vision for the future. Yes, the Encinitas train station should be a transportation "hub," and we should plan for future east-west bus or tram lines, along Encinitas Blvd and Santa Fe Dr., to get commuters from inland Encinitas to the Coaster Station. But that's a very different thing from a transportation "corridor" along the coast, which seems an unrealistic dream at best. For this reason, when planning for potential future housing sites, Downtown Encinitas is a more appropriate locus of density increase than are Leucadia and Cardiff.

Kathy Hollywood

From: S. Graydon Carter <pbilliege@msn.com>
Sent: Tuesday, January 31, 2017 10:41 AM
To: Karen Brust; Planning; Council Members; Samantha Morrow; Kathy Hollywood; Brandi Lewis
Subject: Feburary 1 city presintation of "At Home in Encinitas" or Measrue T

Am responding to the upcoming special meeting regarding "At Home in Encinitas" or Measure T.

Will express my interest and view in bullet points.

- 1) Prop A was prepared and presented to our citizens by citizens and was passed by citizens popular vote.
- 2) Measure T or "At Home in Encinitas" was prepared by city staff put to vote by city staff and failed to pass or be accepted by our City citizens by popular vote.
- 3) Is anyone in our city staff or elected officials licensing?
- 4) Thousands if not tens of thousands have been spent preparing, presenting and selling "At Home In Encintas" or Measure T to our citizens, who do not support it. Not to mention the city man hours being wasted on a subject not supported by its citizens.
- 5) Funds and man hours that have been used to present and back "At Home in Encinitas" could and should be used to defend our citizens wishes to "preserve and protect" our citizens life style and city personalities. Not create some city staff and investors self perception of citizens life style and personalities. Yes on Prop A No on Measure T.
- 6) What does increasing commercial density and use have to do with our self imposed and created affordable housing element? Why is the city staff supporting and creating morphing on the tail of affording housing?
- 7) Why is incoming residents and business more important than long established residents and business? No on Measure T Yes on Prop A.
- 8) Why is our city staff not using long proven and established basic planning infrastructure guidelines when allowing new infill business developments? This gravely affects surrounding citizens residents and families peaceful and quite enjoyment of their homes.
- 9) Increasing business density, in the heart of long established residential neighborhoods, does not support a pedestrian community environment. It increases the demand for transportation corridors at the demise of long established residential neighborhoods long enjoyed way of life. Cars and people do not make for a park like setting nor protects or promote the residents current life style or enhance the livability of our long established residential environment.

Thank You
Scott Carter

Leucadian

Melody Colombo

From: Kathy Hollywood
Sent: Thursday, February 02, 2017 12:29 PM
To: Melody Colombo
Subject: FW: Follow-up from Housing Element comments

To go with last night's item.

Kathy Hollywood, CMC
City Clerk, City of Encinitas
760-633-2603

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

From: Karen Brust
Sent: Thursday, February 02, 2017 12:28 PM
To: Kathy Hollywood
Cc: Steve Chase; Diane Langager; Pauline Colvin
Subject: FW: Follow-up from Housing Element comments

From: andrew matuszeski [<mailto:jandrewmat@yahoo.com>]
Sent: Thursday, February 02, 2017 10:35 AM
To: Council Members
Subject: Follow-up from Housing Element comments

Hello.

Just a brief note of thanks for the productive meeting last night, and a brief expansion/follow-up on the comments I made.

I'm the guy who brought up (1.) subdividing lots to create a very small R-30 lot for accessory units, and (2.) establishing a Historic Preservation or Landmarks Commission.

Mark, in your closing comments, you said your neighbors in Olivenhain would reject the concept of an R-30 micro-lot. I wanted to clarify that such a subdivision would not represent any material change to what's already allowed. Your neighbors already have the right to build an accessory unit if they wish. The concept is simply to allow that same by-right accessory unit to be counted as affordable housing, by putting it on a tiny, subdivided R-30 parcel. Subdividing a micro-lot could also be part of the process of daylighting existing accessory units so they can also be counted immediately without deed restrictions or rent studies.

I admit, this isn't yet a baked idea. I didn't bring it to the meeting--it just occurred to me in the room. I recognize there are many reasons this might not work, and it certainly would never solve the whole housing problem, but if it could offset 10-20% of the RHNA, it may be worth exploring.

On the subject of a Historic Preservation or Landmarks Commission, I did a little reading this morning. It's basically a quid pro quo, where a property owner agrees to protect and preserve a culturally or historically important asset in exchange for benefits from the city. As mentioned last night, some cities establish a grant pool for restoration projects as an incentive. There is also something called the Mills Act that can reduce property taxes on locally designated historic landmarks. In the city of San Diego, the tax savings range from 20-70%!

(<https://www.sandiego.gov/development-services/historical/faq/millsact>). Due to resource constraints, the City of San Diego restricts application processing for historic landmarks to four per month (48 per year). The demand is actually higher than that, so the program is clearly attractive to property owners. More here: <https://www.sandiego.gov/development-services/historical>

Finally, as a purely political matter, each of you has pledged to protect our community character. But residents are clearly uncomfortable and weary of all the talk about change embedded in the housing element debate. You have to have those debates, as uncomfortable as they might be. But you can also demonstrate a commitment to protect and preserve what's important. Wouldn't that be a good thing for everyone?

Thanks,

--Andrew.

Kathy Hollywood

From: Karen Brust
Sent: Wednesday, February 01, 2017 1:47 PM
To: Kathy Hollywood; Steve Chase
Subject: FW: Political Mixed Martial Arts at the Encinitas Community Center Tonight at 6:00 PM

-----Original Message-----

From: Catherine Blakespear
Sent: Wednesday, February 01, 2017 1:33 PM
To: New Encinitas Network; Council Members
Subject: RE: Political Mixed Martial Arts at the Encinitas Community Center Tonight at 6:00 PM

FYI ... Marco is not doing a presentation to my knowledge.

From: New Encinitas Network [newencinitasnetwork@gmail.com]
Sent: Wednesday, February 01, 2017 1:10 PM
To: Council Members
Subject: Political Mixed Martial Arts at the Encinitas Community Center Tonight at 6:00 PM

Dear Friends,

Please take a moment to read the attached: it concerns tonight's Open Forum at the Senior/Community Center at 6:00 PM hosted by the City Council with an eye toward hearing ideas and concerns about the failed Measure T/At Home In Encinitas and in addition, politicians Marco Gonzalez and Bruce Ehlers will be squaring off this evening over their 2 disparate perspectives for addressing the Housing Element and the fact that the City is still in violation.

On Nov. 16th, 2016 Mr. Gonzalez brought an 'opportunity' to the City Council which we have reported on in the attached word doc.

Mr. Gonzalez's idea has some merit; which we hope he will articulate this evening! As Laker-Great Chick Hearn used to say, "This should be a barn-burner!"

Thanks,

Mike

Kathy Hollywood

From: Karen Brust
Sent: Thursday, February 02, 2017 4:12 PM
To: Kathy Hollywood; Steve Chase
Subject: Fwd: Housing Workshop Thoughts

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Darius Degher <darius.degher@gmail.com>
Date: 2/2/17 9:55 AM (GMT-08:00)
To: Council Members <council@encinitasca.gov>
Subject: Housing Workshop Thoughts

Dear Council,

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Thanks to you all for your great work so far!

Darius Degher
Leucadia

Housing Plan Fixes, 4 Steps

1) **Increase the ratio of affordable housing.** All sides seem to agree that this was a major flaw of Measure T.

2) **Remove the third story option.** This would keep the revised plan in line with the height limits of Measure A. This seems to have been the other major sticking point for the public, and likely the main reason Measure T failed.

3A) **Remove the "padding" for extra, future units to be built.** Instead, implement the program in 2 phases. Phase 1 includes only the number of new units required by state law at this time (2000 or whatever the exact number is). Phase 2, which would include potential plans for further sites, can be implemented later, if and when necessary. Phase 2 should be planned for and outlined generally, but the details of it can be worked out at a later time. The present goal, however, should be to come into compliance with CA state law at its minimum required number of units.

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4) **Implement a set of Encinitas Green Housing Requirements.** Now is the time to do this, while the housing plan is being revised. See details below.

Encinitas Green Housing Requirements (Draft of Ideas, Experts Needed)

It is important that all future development in Encinitas abide by strict local environmental regulations. This includes a package of city building regulations that requires all new buildings to have photovoltaic systems, underground cisterns to catch and reuse rainwater, gray and black water recycling systems, commitments to smart and recycled materials, ultra-efficient insulation, and smart landscaping, among other things. (The actual list of requirements would need to be refined by experts on green building.)

Encinitas should welcome future developers as long as their projects conform to the Encinitas Green Housing Requirements. This would compel prospective developers to plan for quality-over-quantity square-footage and likely result in the construction of smaller, smarter homes with less of a negative environmental footprint.

*** Note**

I've heard the argument that the coastal strip is a future "transportation corridor," and that this is why it's a good place for future housing development. But this doesn't make much sense to me. Just because the train tracks run through there, and there's a bus that runs once an hour, hardly constitutes a transportation corridor. Our actual transportation corridor is along Interstate 5, whether we like it or not, and that's probably where it will remain, unless the city were to grow by a factor of 10. Yes, it would be great if more of the suburban working people of New Encinitas headed west to catch the Coaster each morning in order to get to San Diego. But even if they do that in the future, there will likely never be as many as those who take the freeway. And even if there were, it would have very little to do with transportation in Leucadia and Cardiff. We need to be accurate about the terms we use in our vision for the future. Yes, the Encinitas train station should be a transportation "hub," and we should plan for future east-west bus or tram lines, along Encinitas Blvd and Santa Fe Dr., to get commuters from inland Encinitas to the Coaster Station. But that's a very different thing from a transportation "corridor" along the coast, which seems an unrealistic dream at best. For this reason, when planning for potential future housing sites, Downtown Encinitas is a more appropriate locus of density increase than are Leucadia and Cardiff.



A.5 Housing Element Task Force Public Notice Mailing List

Chelsea Investment Corporation
6339 Paseo Del Lago
Carlsbad, CA 92011

Shea Homes
9990 Mesa Rim Rd
San Diego, CA 92121

Bridge Housing
2202 30th St
San Diego, CA 92104

Wakeland Housing
1230 Columbia Street, Suite 950
San Diego, CA 92101

Mercy Housing California
1500 South Grand Ave, Suite 100
Los Angeles, CA 90015

Hitzke Development Corporation
PO Box 1700
Temecula, CA 92953

Solutions for Change
722 West California Ave
Vista, CA 92083

Century Housing Corporation
1000 Corporate Pointe
Culver City, CA 90230

New Urban West Development
1733 Ocean Avenue, Suite 350
Santa Monica, CA 90401

Community Housing Works
2815 Camino del Rio South, Suite 350
San Diego, CA 92108

Corporation for Supportive Housing
328 Maple Street, 4th Floor
San Diego, CA 92103

Sun Country Builders
138 Civic Center Dr
Vista, CA 92084

Habitat for Humanity
8128 Mercury Rd.
San Diego, CA 92111

Encinitas Preservation Association
818 S. Coast Hwy. 101
Encinitas, CA 92024

San Diego Housing Federation
3939 Iowa Street, Suite 1
San Diego, CA 92104

Downtown Encinitas Mainstreet
Association
818 S Coast Hwy 101
Encinitas, CA 92024

Cardiff 101 Main Street
PO Box 552
Cardiff, CA 92007

Encinitas Chamber of Commerce
535 Encinitas Blvd
Encinitas, CA 92024

Leucadia 101 Main Street Association
386 N Coast Highway 101
Encinitas, CA 92024

North County Lifeline
200 Michigan Ave
Vista, CA 92084

Fraternity House Inc
20702 Elfin Forest Rd
Escondido, CA 92029

San Dieguito Alliance
P.O. 2448
Del Mar, CA 92014

Community Resource Center
650 Second St
Encinitas, CA 92024

Meals on Wheels
930 Boardwalk Street, Unit C
San Marcos, CA 92078

YMCA Oz North County
215 Barnes Street
Oceanside, CA 92054

Casa de Amparo
325 Buena Creek Road
San Marcos, CA 92069

Catholic Charities-La Posada
2476 Impala Dr
Carlsbad, CA 92010

Bread of Life Rescue Mission
1919 Apple Street, Suite I
Oceanside, CA 92049

United Way of San Diego
4699 Murphy Canyon Road
San Diego, CA 92123

North County Community Services
1557 Grand Avenue, Ste. C
San Marcos, CA 92008

Easter Seals
1035 E. Valley Parkway
Escondido, CA 92025

Regional Task Force on the Homeless
4699 Murphy Canyon Road
San Diego, CA 92123

Alliance for Regional Solutions
1557-C Grand Ave
San Marcos, CA 92067

Interfaith Shelter Network
3530 Camino del Rio North, Suite 301
San Diego, CA 92108

Interfaith Community Services
4770 North River Road
Oceanside, CA 92057

TERI, Inc.
251 Airport Rd
Oceanside, CA 92058

101 Artists Colony
1106 Second St, Suite 125
Encinitas, CA 92024

Jonathan Tarr Foundation
560 North Highway 101 #1
Encinitas, CA 92024

Seacoast Community Church
1050 Regal Rd
Encinitas, CA 92024

St John's Catholic Church
1001 Encinitas Blvd
Encinitas, CA 92024

St. John's Catholic Church
Mexican American Apostolate
1001 Encinitas Blvd
Encinitas, CA 92024

Affirmed Housing Group
13520 Evening Creek Dr N, Suite 160
San Diego, CA 92128

San Dieguito United Methodist Church
170 Calle Magdalena
Encinitas, CA 92024

Jehovah's Witnesses-Kingdom
1821 S El Camino Real
Encinitas, CA 92024

North Coast Presbyterian Church
1831 S El Camino Real
Encinitas, CA 92024

The Vine Church
208 Camino De Las Flores
Encinitas, CA 92024

Self-Realization Fellowship: Hermitage
215 W K St
Encinitas, CA 92024

Jehovah's Witnesses
267 Quail Gardens Dr
Encinitas, CA 92024

Seaside Presbyterian Church
367 La Veta Ave
Encinitas, CA 92024

Ranch View Baptist Church
416 Rancho Santa Fe Rd
Encinitas, CA 92024

El Camino Christian Fellowship
510 S El Camino Real
Encinitas, CA 92024

House of Praise Evangelical Church
511 Encinitas Blvd
Encinitas, CA 92024

Christian Science Society of Encinitas
912 S. Coast Highway 101
Encinitas, CA 92024

Christian Science Churches & Reading
Rooms
520 Balour Dr
Encinitas, CA 92024

St Mark Lutheran Church
552 S El Camino Real
Encinitas, CA 92024

Chapel of Awareness
560 3rd St
Encinitas, CA 92024

Coastal Christian Center
777 Santa Fe Dr
Encinitas, CA 92024

New Life Christian Fellowship
831 3rd St
Encinitas, CA 92024

Pacific View Baptist Church
845 Santa Fe Dr
Encinitas, CA 92024

St Andrew's Episcopal Church
890 Balour Dr
Encinitas, CA 92024

Bethlehem Lutheran Church
925 Balour Dr
Encinitas, CA 92024

Church of Christ
926 2nd St
Encinitas, CA 92024

Self-Realization Fellowship
939 2nd St
Encinitas, CA 92024

Encinitas Rotary Club
P.O. Box 230223
Encinitas, CA 92023

Encinitas Lions Club
168 Del Mar Shores Terrace
Solana Beach, CA 92075

Kiwanis Club
P.O. Box 230635
Encinitas, CA 92023

Jewish Family Service
8804 Balboa Ave
San Diego, CA 92123

Zephyr
700 Second St
Encinitas, CA 92024

Melia Homes
8951 Research Dr. #100
Irvine, CA 92618

Hallmark Communities
964 Urania Ave
Leucadia, CA 92024

City Ventures
3121 Michelson Dr Ste 150
Irvine, CA 92612

John DeWald & Associates
1855 Freda Lane
Cardiff, CA 92007

National Core
9421 Haven Ave
Rancho Cucamonga, CA 91730

CityMark Development
3818 Park Blvd
San Diego, CA 92103

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364 Second Street, #5
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P.O.Box 232280
Encinitas, CA 92023

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9201 Spectrum Center Blvd., Suite 110
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25 Enterprise Suite 300
Aliso Viejo, CA 92656

Nick Lee
Baldwin & Sons
610 West Ash, Suite 1500
San Diego, CA 92101

Keith Harrison
Harrison Properties
364 2nd St. #6
Encinitas, CA 92024

Norm Miller
5374 Linda Vista Rd.
San Diego, CA 92024

Debbie Fountain
Carlsbad Housing & Neighborhood Services
1200 Carlsbad Village Dr.
Carlsbad, CA 92008

Alex Plishner

APPENDIX B

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Appendix B: Housing Profile Report

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Encinitas, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2010-2021 Housing Element cycle (2013-2021 planning period).

1 Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

1.1 Population Growth

According to the U.S. Census the population in the region has steadily increased over time. In 1990, the San Diego regional population was 2,298,016. In 2000, the population of region was 2,813,833. This represents about a 2.2 percent annual change in the population growth rate. The U.S. Census reported a population count of 3,095,313 in 2010 showing that the growth rate increased 1.1 percent annually over the last ten-years. During this same ten-year time period, Encinitas' population grew at a slower rate than the region as a whole, increasing 0.3 percent annually, from 58,014 in 2000 to 59,518 in 2010. **Table B-1** shows the actual changes in population for North San Diego County coastal cities and the County, as well as projected population growth.

Table B-1: Actual and Projected Population Changes (2000-2050)				
City	2010 Actual	2020 Projected	2035 Projected	2050 Projected
Carlsbad	105,185	118,241	123,634	123,942
Del Mar	4,161	4,412	4,668	4,784
Encinitas	59,518	62,829	64,718	66,178
Oceanside	167,344	177,929	188,865	190,129
Solana Beach	12,867	13,409	14,311	14,941
San Diego County	3,095,313	3,435,713	3,853,698	4,068,759

Source: Bureau of the Census (2000 and 2010) and SANDAG Series 13 Regional Growth Forecast Update (2013).

The purpose of regional growth forecasting is primarily to provide a starting point for regional planning. It is also one of the first steps in developing a Regional Transportation Plan. For this reason, a growth forecast is updated every four years. According to the most recently adopted SANDAG forecast (Series 13) the region will grow to approximately four million people by the year 2050, representing a

growth of approximately one million residents. This represents an average annual growth of approximately 0.7%. It is projected that the 2010-2050 population in the San Diego region will increase by 31.4 percent, while Encinitas' population is expected to increase by 11.2 percent.

It is important to note that the growth forecasts are not prescriptions for the future; rather they simply portray an estimate of potential outcomes. The U.S. Census plays a critical role in estimating future population and verifying past projections.

SANDAG's Series 13 forecast shows a growth of 6,660 persons between 2010 and 2050 in the City. This numeric change results in a citywide population growth of about 11.2 percent total, which is about 7 percent less than previously forecasted in the Series 12 forecast. However, since population growth is projected to continue and to outpace home construction, an imbalance could potentially influence an increase in household size (the number of persons per household), a decrease in vacancy rates, and an increase in the amount of interregional commuting.

1.2 Age Characteristics

Housing demand within the market is often determined by the preferences of certain age groups. Traditionally, both the young adult population (20 to 34 years of age) and the elderly population tend to favor apartments, low- to moderate-cost condominiums, and smaller single family units. Persons between 35- and 65-years old often provide the major market for moderate to high-cost apartments and condominiums and larger single family units because they tend to have higher incomes and larger sized households.

In 2000, the median age in Encinitas was 37.8, approximately four years older than the regional median age of 33.2. By 2010, the median age in Encinitas increased to 41.5, 6.9 years above the regional average of 34.6 years. **Table B-2** shows that in 2010, the largest proportion of the population in the City was aged 45 to 59 years, accounting for 25 percent of the population, and followed by those aged zero to 14 and 35 to 44. **Table B-2** also compares resident age in Encinitas to that of the region. San Diego County's age distribution shows a younger population. According to the 2010 Census, 21 percent of the population was under 18 years of age, similar to the 2000 Census profile.

Table B-2: Age Distribution Comparison (2010)								
Area	0-14	15-19	20-24	25-34	35-44	45-59	60-64	65+
Encinitas	17%	5.4%	4.5%	13.4%	14.5%	25.3%	7.0%	12.8%
San Diego County	19.3%	7.3%	8.7%	15.2%	13.6%	19.7%	4.8%	11.4%

Source: Bureau of the Census (2010)

California is projected to be one of the fastest growing states in the nation. In 1990, California comprised 12 percent of the nation's population and is expected to have 14 percent of the nation's population by 2020. In California, those persons of retirement age (i.e. 65 years and older) is expected to grow more than twice as fast as the total population and this growth will vary by region. This means that people are

living longer, and the number of older persons is increasing. This trend is also evident in Encinitas, where the senior-aged section of the population is expected to double by the year 2035.

1.3 Race/Ethnicity Characteristics

Table B-3 shows that, according to the 2010 Census, the ethnic distribution of the Encinitas population was predominantly White (79 percent). Approximately 14 percent of the Encinitas population was of Hispanic origin and four percent were Asian. San Diego County exhibited more ethnic diversity, with 49 percent of the population being White, 32 percent of Hispanic or Latino origin and 11 percent Asian. The race/ethnic composition of City residents has remained stable in Encinitas compared to the 2000 Census, with the proportion of Asian residents increasing slightly and the proportion of Hispanic residents decreasing slightly. Countywide, the Hispanic population of Hispanic or Latino origin increased from 27 percent to 32 percent and the White population decreased from 55 percent to 49 percent.

Table B-3: Ethnic Distribution (2010)								
Area	White Only	Black	Asian	Native American	Pacific Islander	Some Other Race	Two or More	Hispanic or Latino
% Encinitas Population	78.8%	0.50%	3.5%	0.30%	0.10%	0.30%	2.5%	13.7%
%San Diego County Population	48.5%	4.7%	10.6%	0.50%	0.40%	0.20%	3.1%	32%

Source: Bureau of the Census (2010)

The racial and ethnic composition of a population may affect housing needs because of cultural preferences associated with different racial/ethnic groups. Cultural influences may reflect preference for a specific type of housing. Research has shown that some cultures (e.g. Hispanic and Asian) tend to maintain extended families within a single household. This tendency can lead to overcrowding or an increased demand for larger housing units. Ethnicity also tends to correlate with other characteristics such as location choices, mobility, and income, as shown in **Table B-4**. In Encinitas, residents of American Indian, Black, Hispanic origin, and Asian and Pacific Islander have the highest levels of poverty. However, the overall Encinitas poverty level of 7 percent is lower than the San Diego regional total of 14 percent.

Table B-4: Poverty Status by Race/Ethnicity Encinitas and San Diego County								
Area	White Only	Black	Asian	Native American	Pacific Islander	Some Other Race	Two or More	Hispanic or Latino
% Encinitas Population	78.8%	0.50%	3.5%	0.30%	0.10%	0.30%	2.5%	13.7%
	7.1%	38.3%	4.6%	0.0%	16.7%	13.8%	9.1%	18.4%
%San Diego County Population	48.5%	4.7%	10.6%	0.50%	0.40%	0.20%	3.1%	32%
	13.2%	20.1%	10.7%	20.2%	15.6%	23.1%	14.3%	19.6%

Source: ACS 5-year estimates (2016)

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

1.4 Employment

To achieve a better balance between jobs and housing, it is important to consider the employment characteristics of a region. In the San Diego region, employment growth outpaced population growth between 1990 and 2000. The decade recorded a gain of more than 188,865 jobs, an increase of 16 percent, while population increased by 315,817 people, a growth rate of 13 percent.¹

Table B-5 shows that in 2010 there were over 1.42 million jobs in the San Diego region. Regionwide, growth of 34% is expected between 2010 and 2050. **Table B-5** also shows that the number of jobs in Encinitas are expected to grow by 15% from 2010 to 2050.

Table B-5: Employment Growth (2010-2050)					
Jurisdiction	2010	2020	2050	% Change 2010-2050	Numeric Change 2010-2050
Carlsbad	64,956	77,431	85,718	32%	20,762
Del Mar	4,431	4,542	4,725	6.6%	294
Encinitas	25,643	27,276	29,542	15.2%	3,899
Oceanside	41,142	48,208	54,091	31.5%	12,949
Solana Beach	7,417	8,156	8,802	18.7%	1,385
San Diego County	1,421,941	1,624,124	1,911,405	34.4%	489,464
Source: SANDAG Series 13 Subregional Growth Forecast (2013)					

Table B-5 shows that between 2010 and 2050, Encinitas is projected to gain approximately 3,899 new employment opportunities (i.e. the number of workers with jobs), which represents an increase of 15 percent. This represents one of the lowest percentage increases in employment in the North County coastal cities. Regionwide, approximately 489,464 new employment opportunities will be generated, representing an increase of 34 percent. This projected change in employment is considerably less than previously forecasted.

Previous forecasts showed that the largest numerical gains in employment in Encinitas between 2000 and 2030 would occur in the services, retail trade, and government sectors. **Table B-6** shows the industries that Encinitas residents were employed in compared with County residents as a whole in 2006-2008, as well as the mean annual wage in the first quarter of 2010. Encinitas residents were employed by a variety of industries with 19 percent working in education services, health care and social assistance and 18 percent in professional, scientific, management and waste management services. Approximately ten percent also worked in the arts, entertainment, recreation, accommodations and food service industries, as well as ten percent in retail trade and finance. Together these industries account for 67 percent of the employment of Encinitas residents. Those working in the professional industries were earning between \$72,840 and \$113,870 and those in the education services category were earning between \$30,480 and \$86,425. These industries employed 38 percent of the labor pool.

Table B-6: Number of Workers by Industry (2000-2010)			
Industry	Encinitas	San Diego County	Mean Annual Wage in the Region (San Diego MSA)
Agriculture, Forestry, Fishing, Hunting and Mining	0.3%	0.6%	\$27,777
Construction	7.2%	7.8%	\$50,274
Manufacturing	8.4%	9.1%	\$33,600
Wholesale Trade	3.5%	2.9%	\$65,599
Retail Trade	9.5%	10.9%	\$37,650
Transportation, Warehousing and Utilities	2.3%	3.7%	\$31,976
Information	2.8%	2.7%	\$79,899
Finance and Insurance, Real Estate, Rental and Leasing	9.5%	7.8%	\$70,103
Professional, Scientific, Management and Waste Management Services	18.3%	14.1%	\$72,840-\$113,870
Education Services, Health Care and Social Assistance	19.3%	19.1%	\$30,481-\$86,425
Arts, Entertainment and Recreation, Accommodations and Food Service	10.5%	10.7%	\$22,211-\$55,851
Other Services, Except Public Administration	5.3%	5.3%	\$26,030-\$47,927
Public Administration	3.1%	5.3%	\$94,926
Total Mean Annual Wage	100%	100%	\$49,439
Source: American Community Survey (2005-2009) and California Employment Development Department (2010).			

Compared with County residents as a whole, Encinitas residents benefited from employment in higher income industries such as finance, professional and management, etc. However, the community has more employed residents than jobs and remains a bedroom community.

SANDAG's Series 13 shows a regionwide average of 1.2 workers per dwelling unit. In Encinitas this would result in 30,600 workers available for 25,600 jobs, a 1.19 worker-to-jobs ratio. The 2007-2011 ACS (Workers) survey similarly found 23,489 employed residents in the City, but only 19,791 jobs, also representing a 1.19 worker-to-jobs ratio. The 2011 ACS also reported an unemployment rate of 6.5 percent for all persons in the civilian workforce. Nearly 20 percent of all persons between the ages of 16 and 24 were unemployed. In terms of unemployment, Encinitas outperformed both the nation as a whole and the State of California. The City's unemployment rate was significantly lower than the 2011 national rate of 8.7 percent and state rate of 10 percent.

1.5 Commuting Patterns

Commuting patterns demonstrate the relation of housing to employment opportunities and are a component in the allocation of growth to localities.

Table B-7 shows that in 2010, 76 percent of Encinitas residents drove alone to work, about equal to the percent region-wide. Just over seven percent of Encinitas residents carpooled, and approximately two percent walked, and fewer than two percent used a form of public transportation. Eleven percent of Encinitas residents worked from home.

Table B-7: Means of Transportation To Work (2010-2012)				
Industry	Encinitas		San Diego Region	
	#of Workers 16+	% of Total	#of Workers 16+	% of Total
Car, Truck, or Van – Drove Alone	21,781	75%	1,083,870	76%
Car, Truck, or Van – Carpooled	2,104	7.5%	141,733	10%
Public Transportation	421	1.5%	42,934	1.5%
Motorcycle	56	0%	4,443	0%
Bicycle	207	1%	7,591	1%
Walked	615	2%	38,116	3%
Other means	640	2%	13,954	1%
Worked at home	3,384	11%	87,862	6%
TOTAL	29,208	100%	1,380,578	100%
Source: 2010-2012 ACS and derived "other means" to include bike and motorcycle rates based on precedent data sources including the 2000 Census.				

Table B-8 shows the average travel time for workers age 16 and over in Encinitas and the San Diego region in 2000. Average travel times for Encinitas residents did not vary greatly from those in the region as a whole. Approximately 35 percent of Encinitas residents had travel times to work under 20 minutes while 40 percent of San Diego residents faced the same travel time. Please note that the average travel time segments were not recorded in the 2010 Census and is not available in the most recent three-year ACS estimates. However, based on the 2010-2012 ACS, the average commute time for Encinitas residents is a little over 24 minutes.

Table B-8: Travel Time to Work in Minutes (2010)							
Jurisdiction	Less than 10 minutes	10-19 Minutes	20-29 Minutes	30-44 Minutes	45-59 Minutes	60-89 Minutes	90+ Minutes
Encinitas	10.5%	24.6%	19.8%	24.3%	7%	3.4%	2.7%
San Diego County	10.15%	29.4%	22.6%	20.6%	6.4%	3.9%	4.4%
Source: SANDAG Series 13 Subregional Growth Forecast (2013)							

Commuting can be more expensive than people anticipate. Not only do the true costs of commuting include the most recognized costs such as owning a car (finance payments, insurance, maintenance, etc.) and driving (gas, etc.), but there are also potential personal costs (i.e. mental and physical health, etc.), infrastructure improvements and roadway maintenance costs, environmental impacts (i.e. air quality, greenhouse gas emissions and noise), as well as community impacts (i.e. public safety, visual and aesthetic impacts, etc.).

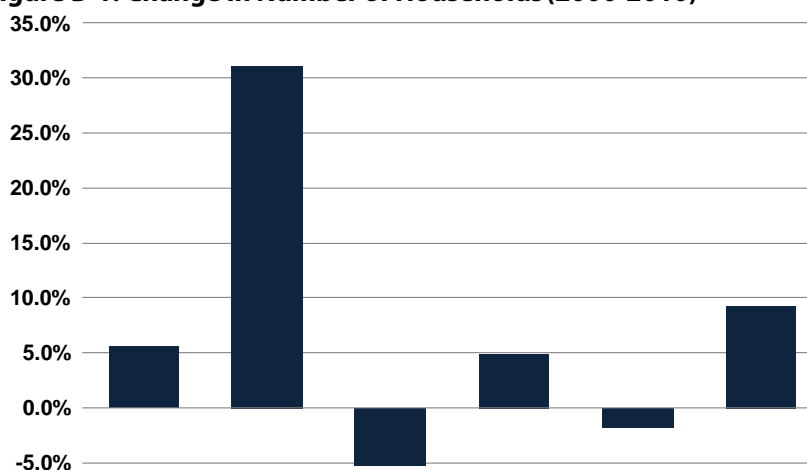
2 Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Skilled nursing facilities, residential care facilities, dormitories, and other group living situations are not considered dwelling units, and persons living in them are not considered households; rather, these are group quarters. Information on household characteristics is important to understand the growth and changing needs of a community.

Many household characteristics may contribute to the diverse need for housing, some of which are described in this section: projected households, household type, household size, and household income. According to the 2010 Census, there were 1,086,865 households (equal to occupied housing units) in San Diego County. Of these, 24,062 households, or approximately two percent, were located in Encinitas. (Please note that the total number of households will vary depending on the source and when the data was captured.)

Figure B-1 shows that between 2000 and 2010, the number of households in the San Diego region grew by 92,188, a gain of approximately nine percent. During this time period, the number of households in Encinitas grew by about six percent. The City will continue to account for approximately two percent of the region's households. Based on Current Demographic and Socio-Economic Estimates published by SANDAG (2014), there are about 24,425 households in the City and 1,105,120 households in the region.

Figure B-1: Change in Number of Households (2000-2010)



	Encinitas	Carlsbad	Del Mar	Oceanside	Solana Beach	San Diego
% Change from 2000-2010	5.5%	31.1%	-5.2%	4.9%	-1.8%	9.3%

Source: Bureau of the Census (2000 and 2010).

2.1 Household Type and Size

Different household types generally have different housing needs. Seniors or young adults usually comprise the majority of the single-person households and tend to reside in apartments, condominiums or smaller single-family homes. Families with children often prefer single-family homes.

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household) traditionally can find suitable housing in units with zero to two bedrooms while larger households (three or more persons per household) can usually find suitable housing in units with two to four bedrooms.

People's choices, however, also reflect preference and economics. Thus, many small households prefer, and obtain, large units.

Table B-9 shows that Encinitas households mostly consist of families (63 percent). Approximately one-third of the City's family-households had children, according to the 2010 Census. The greatest change from 2000 to 2010 was the 21-percent decrease in other non-families (unrelated persons living together), and a 16-percent increase in married couples without children.

Table B-9: Changes in Household Types (2000–2010)						
Household Types	2000		2010		Change	
	#	%	#	%	#	%
Families	14,283	62.6%	15,044	62.5%	+761	+5.3%
Married with Children	5,450	23.9%	5,172	21.5%	-278	-5.1%
Married without Children	5,982	26.2%	6,941	28.8%	+959	+16.0%
Other Families	2,851	12.5%	2,931	12.2%	+80	+2.8%
Non-Families	8,547	37.4%	9,038	37.5%	+491	+5.7%
Single	5,864	25.7%	6,303	26.2%	+439	+7.5%
Other Non-Families	2,683	11.8%	2,118	8.8%	-565	-21.1%
Total Households	22,830	100.0%	24,082	100.0%	+1,252	+5.5%
Source: Bureau of the Census (2000 and 2010).						

In 2017, the average number of persons per household in the San Diego region ranged from 2.1 to 3.5, with a region-wide average of 2.9 persons per household. Encinitas had an average of 2.5 persons per household, representing a small decrease from 2010, when 2.6 persons per household was reported. **Table B-10** compares household size in Encinitas to household size in the surrounding North County coastal cities. Household size varied among the cities, with Del Mar having the lowest in the County. SANDAG estimates that average household size in the region will increase slightly over the next 20 years.

Table B-10: Average Persons per Household North County Coastal Cities and San Diego Region (2017)		
Jurisdiction	Average Household Size (2017)	Projected Average Household Size
Carlsbad	2.60	2.67
Del Mar	2.07	2.24
Encinitas	2.52	2.72
Oceanside	2.88	3.04
Solana Beach	2.34	2.44
San Diego Region	2.95	2.81
Source: Department of Finance (2017)		

2.2 Household Income

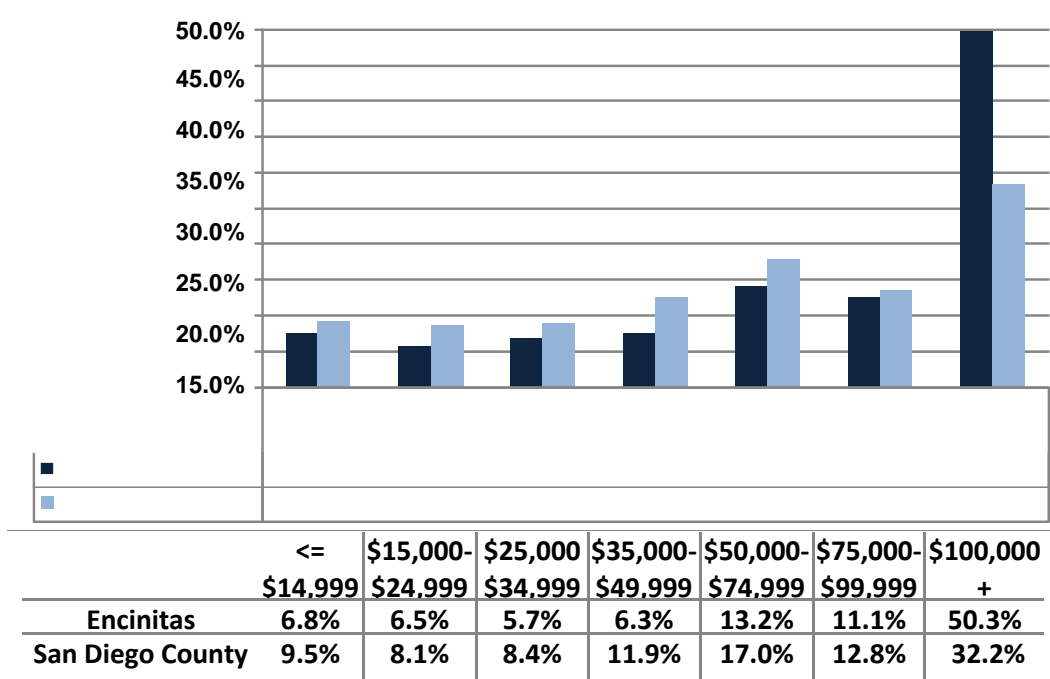
Income levels influence the range of housing prices within a community and the ability of the population to afford housing. As household income increases, the more likely that household is to be a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

Household incomes in Encinitas have consistently been higher than those in the region as a whole. In 1990, the Encinitas median household income was \$46,614 - and the regional median income was \$35,028. The reported median income for the City was approximately 33 percent higher than the region. In 2000, the City's median household income was \$64,821, and the San Diego County median household income was \$47,268. The reported median income was approximately 37 percent higher than the regional average. The 2010 median household income in Encinitas was \$85,350, compared to \$44,772 in the County. This represents a difference of about 90 percent. However, as shown in **Table B-11**, in 2016 median income in Encinitas was again estimated to be approximately 34 percent higher than the regional median (\$100,698 v. \$66,529), consistent with long-term data and suggesting that the 2010 figure was an anomaly.

Table B-11: Median Household Income Estimates (2016)		
Jurisdiction	Median Household Income Adjusted Inflation \$ 2016	Percent Above/Below Regional Median
Carlsbad	\$97,145	+31.7%
Del Mar	\$108,556	+38.9%
Encinitas	\$100,698	+34.1%
Oceanside	\$58,949	-12.4%
Solana Beach	\$100,352	+33.9%
San Diego Region	\$66,529	0%
Note: All figures in 2016 inflation-adjusted dollars. Source: American Community Survey 2012-2016 5-year estimates (2016)		

Figure B-2 compares household income in Encinitas and in the San Diego region between 2012 and 2016. Approximately 61 percent of Encinitas households had incomes over \$75,000, about 16 percentage points more than region-wide. The biggest discrepancy occurred within the highest-income bracket (\$100,000 or more). Approximately 50 percent of Encinitas households earned \$100,000 or more, compared to 32 percent region-wide.

Figure B-2: Household Income (2012-2016)



Source: Bureau of the Census, American Community Survey (2012-2016).

The state and federal government classify household income into several groupings based upon the relationship to the San Diego Region Area Median Income (AMI), adjusted for household size. The State of California utilizes the following income groups:

- Extremely Low: 0-30% AMI
- Very Low: 31-50% AMI
- Low: 51-80% AMI
- Moderate: 81-120% AMI
- Above Moderate: 120%+ AMI

In 2014, a majority of Encinitas households earned moderate or above moderate incomes (**Table B-12**) while just under one-third (29 percent) of Encinitas households earned low, very low or extremely low incomes.

Table B-12: Household Income Levels (2014)				
Income Level	Renter-Households	Owner-Households	Total Households	Percent of Households
Extremely Low Income (0-30% AMI)	1,440	1,025	2,465	10.6%
Very Low Income (31-50% AMI)	945	890	1,835	7.9%
Low Income (51-80% AMI)	1,265	1,195	2,460	10.7%
Moderate and Above Moderate (>80% AMI) ¹	4,370	12,075	16,445	70.8%
Total	8,025	15,185	23,210	100.0%

Source: CHAS, based on 2010-2014 ACS (5-year estimates).

Note 1: HUD programs are available only to households with incomes at or below 80% AMI. Therefore, the CHAS data groups all households above that income threshold (both moderate and above moderate income) into one income group. HUD CHAS 2010-2014

3 Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Encinitas. Detailed CHAS data based on the 2010-2014 ACS is displayed in **Table B-13**. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (48 percent) compared to owner-households (41 percent).
- Large renter-families had the highest level of housing problems regardless of income level (78 percent).
- Very low income (82 percent) and low income households (77 percent) had the highest incidence of housing problems.

Table B-13: Median Household Income Estimates (2016)								
Household by Type, Income, and Housing Problem	Renter				Owner			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	200	445	0	1,305	405	25	1,060	2,365
% with any housing problem	82.5%	65.2%	--	65.9%	67.9%	100.0%	77.4%	71.0%
% with cost burden >30%	82.5%	65.2%	--	65.9%	66.7%	80.0%	76.3%	70.6%
% with cost burden > 50%	82.5%	65.2%	--	60.5%	51.9%	80.0%	70.3%	64.9%
Very Low Income (31-50% AMI)	165	370	60	985	375	0	850	1,835
% with any housing problem	81.8%	100.0%	100.0%	93.4%	44.0%	--	67.6%	81.5%
% with cost burden >30%	78.8%	98.6%	100.0%	92.4%	44.0%	--	67.1%	80.7%
% with cost burden >50%	69.7%	63.5%	58.3%	70.1%	28.0%	--	51.8%	61.6%
Low Income (51-80% AMI)	245	535	15	1,415	625	155	1,735	3,150
% with any housing problem	91.8%	86.9%	100.0%	87.3%	44.8%	80.6%	68.0%	76.7%
% with cost burden >30%	85.7%	86.9%	100.0%	86.2%	44.8%	80.0%	68.0%	76.2%
% with cost burden > 50%	65.3%	33.6%	0.0%	36.0%	24.8%	77.4%	47.3%	42.2%
Total Households	1,020	3,305	180	8,025	4,070	1,035	15,025	23,050
Source: CHAS, based on 2010-2014 ACS (5-year estimates)								

3.1 Overcrowding

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. “Overcrowding” is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Under State law a housing unit is considered overcrowded if there is less than 120 square feet of livable space (all space except the bath, kitchen and hallways) for the first two people and less than an additional 50 square feet for each additional person. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

According to the Census, between 1990 and 2000, overall overcrowding remained the same in Encinitas; however, severe overcrowding slightly increased from 2.3 percent to 2.8 percent. As **Table B-14** shows,

nearly five percent of the households in Encinitas were overcrowded in 2000, inclusive of the three percent that were severely overcrowded. Overcrowding was more prevalent among renter-households than owner-households, as rental units are typically smaller in size and renter-households typically have lower incomes. The greatest increases were among renter-households from nine percent overcrowding in 1990 to nearly ten percent in 2000 and five percent severe overcrowding to six percent. However, the 2010 census showed that overcrowding had decreased significantly. In 2010, 494 households in Encinitas had overcrowded conditions. Only 2.1 percent of households had more than one occupant per room and only 0.4 percent had more than 1.5 occupants per room. Persons per household have decreased further since 2010, from 2.6 to 2.5 persons per household, suggesting that overcrowding has also been reduced.

Table B-14: Overcrowded Housing Units (1990-2010)						
Overcrowding	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
1990						
Total Overcrowded (>1.0 persons/room)	252	2.0%	710	9.0%	962	4.6%
Severely Overcrowded (>1.5 persons/room)	81	0.6%	398	5.0%	479	2.3%
2000						
Total Overcrowded (>1.0 persons/room)	297	2.0%	783	9.6%	1,080	4.7%
Severely Overcrowded (>1.5 persons/room)	164	1.1%	483	5.9%	647	2.8%
2010						
Total Overcrowded (>1.0 persons/room)	126	0.8%	368	4.5%	494	2.1%
Severely Overcrowded (>1.5 persons/room)	44	0.3%	51	0.6%	95	0.4%
Source: Bureau of the Census (1990, 2000, 2010).						

3.2 Overpayment (Cost Burden)

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table B-15 shows that in the 2012-2016 American Community Survey, 5-Year Estimates, 42 percent of households in the San Diego region were paying over 30 percent of their income toward monthly owner housing costs. Similarly in Encinitas, nearly 38.9 percent of all households were overpaying monthly owner

costs. Renters were more likely to overpay than owners; in the region 57.0 percent of renters overpaid, compared to 51.8 percent in Encinitas.

Table B-15: Overpayment (2012-2016)						
	Renters			Owners		
	Paying 30%+	Paying 30%+	% Paying 30%+	Paying 30%+	Paying 30%+	% Paying 30%+
Carlsbad	14,642	7,364	50.3%	20,531	7633	37.2%
Del Mar	1,040	441	42.4%	768	385	50.1%
Encinitas	8,105	4,195	51.8%	10,939	4251	38.9%
Oceanside	24,675	15,247	61.8%	24,176	10600	43.8%
Solana Beach	2,332	1,204	51.6%	2,121	832	39.2%
San Diego Region	494,272	281,913	57.0%	420,723	178,840	42.5%
Note: Households do not equal total presented in other tables because housing costs were not computed for all households. Source: Fact Finder: 2012-2016 American Community Survey						

In the region monthly owner costs were \$2,341 and the gross rent was \$1,395. In Encinitas, the total cost of housing was higher. Monthly costs were \$2,400 for housing units with a mortgage, requiring an annual income of \$96,000 to avoid overpayment. Gross rent was \$1,791, requiring an annual income of \$71,640. (Note that this data reflects those occupying homes between 2012 and 2016 and not current costs and rents.)

The prevalence of overpayment varies significantly by income, tenure, household type, and household size. **Table B-16** provides more overpayment detail by income group for Encinitas. Over 78 percent of the lower income households were overpaying versus 26 percent for the moderate and above moderate households.

Table B-16: Overpayment by Tenure and Income Level, Encinitas(2014)			
Household Income Group	Total Renters	Total Owners	Total
Extremely Low (<=30% MFI)	1,440	1,025	2,465
<i>Cost Burden >30%</i>	<i>930</i>	<i>665</i>	<i>1595</i>
<i>%Cost Burden >30%</i>	<i>64.6%</i>	<i>64.9%</i>	<i>64.7%</i>
Very Low (>30% to <=50% MFI)	945	890	1,835
<i>Cost Burden >30%</i>	<i>880</i>	<i>615</i>	<i>1495</i>
<i>%Cost Burden >30%</i>	<i>93.1%</i>	<i>69.1%</i>	<i>81.5%</i>
Low (>50% to <=80% MFI)	1,265	1,195	2,460
<i>Cost Burden >30%</i>	<i>1,075</i>	<i>840</i>	<i>1915</i>
<i>%Cost Burden >30%</i>	<i>85.0%</i>	<i>70.3%</i>	<i>77.8%</i>
Moderate & Above Moderate (>80% MFI)	4,370	12,075	16,445

Table B-16: Overpayment by Tenure and Income Level, Encinitas (2014)

Household Income Group	Total Renters	Total Owners	Total
<i>Cost Burden >30%</i>	885	3,415	4300
<i>%Cost Burden >30%</i>	20.3%	28.3%	26.1%
Total	8,025	15,180	23,210
<i>Cost Burden >30%</i>	3,770	5,535	9305
<i>%Cost Burden >30%</i>	47.0%	36.5%	40.1%
Note: Totals may not be exact due to rounding. Please note the Census Bureau uses a special rounding scheme for special tabulations such as these. Therefore, totals may not match other census datasets. Source: CHAS, based on 2010-2014 ACS.			

According to the ACS data, between 2010 and 2014, 47 percent of renter-occupied households in Encinitas spent more than 30 percent of their household income on housing. By contrast, a slightly lower percentage of owner-households (36.5 percent) overpaid for housing.

Housing costs are indicative of housing accessibility. Typically, if housing demand exceeds housing supply, housing costs will rise. As documented earlier, housing costs in Encinitas tend to be higher than those in the San Diego region as a whole. Even higher income families in Encinitas spend a higher proportion of their earnings on housing costs and have proportionally less disposable income for goods and services. In 1990, the City's median household value was \$285,891. At the same time, the household median income was \$46,614. As of 2016, the median value of a home in Encinitas was \$820,400 and the median income of a household was \$100,698. This change corresponds to a 187 percent increase in home values and a 116 percent increase in household income. The median price had increased to \$1,008,500 by 2018. Depending on the interest rate and/or down-payment and non- mortgage debt, it is reasonably expected that a household would need to earn between \$175,000 and \$200,000 in order to purchase a home at the City's listed median price.

The Center for Policy Initiatives published a 2014 year-end report, "Making Ends Meet" quantifying the reality that many San Diegans live on incomes above the official poverty measure, but below self-sufficiency. The analysis is based on the Self- Sufficiency Standard rather than the Federal Poverty Threshold because it includes county-specific costs such as housing, transportation, child care, food and taxes, etc. The study found that the cost of a basic lifestyle without public or private assistance is beyond the reach of 38 percent of all working-age households in San Diego County. While costs vary substantially by place, in general housing costs put a tremendous strain on a household's most basic expenses.

4 Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Encinitas may experience higher incidences of housing cost burden, overcrowding or other housing problems. The special needs groups analyzed include the elderly, people with disabilities,

homeless people, single parents, farm workers, large households, and students (**Table B-17**). Many of these groups overlap, for example, single parents may have large households, and many elderly people have a disability of some type. The majority of these special needs groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services. **Table B-18** provides a list of services and facilities available to assist households/persons with special needs. Several of these agencies routinely receive funding from the City of Encinitas Community Development Block Grant (CDBG) program.

Table B-17: Special Needs Groups in Encinitas (2010)						
Special Needs Group	# of People or Households	Number of Owners	% of Owners	Number of Renters	% of Renters	% of Total Households or Population
Households with Seniors	5,501	-	-	-	-	22.8%
Senior Headed Households	4,902	3,616	73.8%	1,286	26.2%	20.4%
Seniors Living Alone	2,118	1,190	56.2%	928	43.8%	8.8%
Persons with Disabilities ¹	7,497	-	-	-	-	12.9%
Large Households	1,740	1,153	66.3%	587	33.7%	7.2%
Single-Parent	1,440	-	-	-	-	6.0%
Female Headed Households	5,503	-	-	-	-	22.9%
Female Headed Households with children	974	-	-	-	-	4.0%
People Living in Poverty ¹	4,220	-	-	-	-	7.3%
Farmworkers ¹	103	-	-	-	-	0.2%
Homeless	184	-	-	-	-	0.3%
1. 2010 Census does not contain updates to these variables; 2000 Census data is used. Source: Bureau of the Census (2000 and 2010) and Regional Housing Task Force on the Homeless (2010)						

Table B-18: Services for Special Needs Populations (2016)			
Special Needs Services	Program	Details	Location
Emergency Shelters	Catholic Charities, La Posada de Guadalupe	50 beds for homeless men	Carlsbad
	Community Resource Center Libre!	36 beds for women with children, victims of domestic violence; motel vouchers	Encinitas
	Encinitas Social Services	General Population	Encinitas
	Brother Benno's Foundation, Good Samaritan Shelter	12 beds for homeless men	Oceanside
	Brother Benno's Foundation, House of Martha Ann Mary	6 beds for women with children, victims of domestic violence	Oceanside

Table B-18: Services for Special Needs Populations (2016)			
Special Needs Services	Program	Details	Location
	M.I.T.E. North County Detox	6 beds for adults, substance abuse treatment	Oceanside
	Women's Resource Center	26 beds for women with children, victims of domestic violence	Oceanside
Permanent Supportive Housing	CHW – Marisol Apartments	21 beds for HIV/AIDS patients	Undisclosed
	CHW-Old Grove	4 beds for HIV/AIDS patients	Undisclosed
	CHW-Old Grove	40 beds for farm/day laborers	Undisclosed
	Fraternity House, Inc. – Michelle's House	12 HIV/AIDS patients	Vista
	North County Solutions for Change – Solutions Family Center	40 homeless families with children	Vista
Transitional Housing/Shelters	MHS – Family Recovery Center	90 Women with children and substance abuse treatment	Oceanside
	Women's Resource Center, Transition House	61 Women with children	Oceanside
	Women's Resource Center	26 Women with children, victims of domestic violence	Oceanside
	YMCA Oz North Coast	10 Homeless Youth	Oceanside
Services for the Homeless and At-Risk Families	North Coastal Mental Health	Homeless severely mentally ill	Regional
	North County Lifeline – Hotel Vouchers	General homeless	Oceanside
	North County Community Services Food Bank	Food distribution	San Marcos
	Interfaith Community Services (Winter Shelter)	100 General homeless	Escondido
	Salvation Army Adult Rehab Center	Drug/alcohol abuse	San Diego
	Second Chance	Drug/alcohol abuse	San Diego
	Stepping Stone	Drug/alcohol abuse	San Diego
Senior/Disabled Services	Access Center, Inc.	Independent living assistance	Vista
	Serving Seniors-Senior Community Centers	Meals, health and wellness	Regional
Source: City of Encinitas			

4.1 Elderly

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- *Housing:* Many seniors live alone and may have difficulty maintaining their homes.
- *Income:* People aged 65 and over are usually retired and living on a limited income.
- *Healthcare:* Seniors are more likely to have high health care costs.
- *Transportation:* Many of the elderly rely on public transportation; especially those with disabilities.

In 1990, there were 5,074 persons in this age category (9.1 percent of citywide total). In 2000, there were 6,064 persons (10.4 percent). **Table B-19** shows that 8,393 persons were age 65 and over in Encinitas in 2010. This accounted for about 14 percent of the City's total residents, higher than the percentage share in the region as a whole. By the Year 2035, the senior-aged population will be 16,810, which is expected to be about 22.6 percent of the citywide total. This forecast represents a 200 percent increase from 2010, and a 2.9 percent annual growth rate. While many in this "age wave" have the financial resources they need, many do not. For those who have only small pensions, social security and a few assets, the limited income of many elderly persons often makes it difficult for them to find affordable housing. In the San Diego region, the elderly spend a higher percentage of their income for food, housing, medical care, and personal care than non-elderly families. Many single elderly persons need some form of housing assistance. In 2010, nine percent of the San Diego region's residents aged 65 and over were living in poverty. At the same time, approximately 6.5 percent of the City's elderly population was living in poverty.

Table B-19: Persons Age 65 and Over (2010)

Jurisdiction	Total	Age 65+	Percent Age 65+
Carlsbad	105,328	14,798	14.0%
Del Mar	4,161	866	20.8%
Encinitas	59,518	8,393	14.1%
Oceanside	167,086	21,501	12.9%
Solana Beach	12,867	2,404	18.7%
San Diego Region	3,095,313	351,425	11.4%
Source: Bureau of the Census (2010).			

Table B-20: Elderly Households by Tenure and Income Level Encinitas(2011)					
Household by Type, Income and Housing Problem	Renters		Owners		Total Households
	Elderly Renters	Total Renters	Elderly Owners	Total Owners	
Household Income <=30% AMI	200	1440	405	1025	2,465
% with any housing problems	82.5%	64.6%	67.9%	65.9%	65.1%
% Cost Burden >30%	82.5%	64.6%	66.7%	64.9%	64.5%
% Cost Burden >50%	82.5%	63.2%	51.9%	49.8%	57.4%
Household Income >30 to <=50% AMI	165	945	375	890	1,835
% with any housing problems	81.8%	93.1%	44.0%	69.7%	81.7%
% Cost Burden >30%	78.8%	93.1%	44.0%	69.1%	81.7%
% Cost Burden >50%	69.7%	70.9%	28.0%	49.4%	60.8%
Household Income >50 to <=80% AMI	245	1265	625	1195	2,460
% with any housing problems	91.8%	86.6%	44.8%	70.3%	78.6%
% Cost Burden >30%	85.7%	85.0%	44.8%	70.3%	77.8%
% Cost Burden >50%	65.3%	43.5%	24.8%	49.0%	46.1%
Household Income >80% AMI	410	4370	2,665	12075	16,445
% with any housing problems	36.6%	24.8%	24.6%	29.6%	28.3%
% Cost Burden >30%	30.5%	20.3%	24.4%	28.3%	26.2%
% Cost Burden >50%	12.2%	1.4%	7.7%	10.6%	8.2%
Total Households	1,020	8,025	4,070	15,180	23,210
% with any housing problems	66.2%	49.8%	33.8%	37.6%	41.8%
% Cost Burden >30	61.8%	47.0%	33.5%	36.5%	40.1%
% Cost Burden >50	48.0%	27.3%	16.6%	18.6%	21.6%
Notes: Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities. Elderly households: 1 or 2 person household, either person 62 years old or older. Source: CHAS, based on 2010-2014 ACS.					

Table B-20 shows elderly households in Encinitas broken down by tenure and income level. A higher proportion of elderly renter-occupied households had housing problems (66 percent) than all renter-occupied households (50 percent). Housing problems are defined as overpayment (cost burden) greater

than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Additionally, 62 percent of elderly renter-occupied households were paying more than 30 percent of their income for housing compared with 47 percent of all renter households. Elderly owner-occupied households, on the other hand, tend to be better off than all owner-occupied households as a group. Just over one-third (34 percent) had any housing problem compared with 38 percent of all owner-occupied households. Likewise, just over one-third (34 percent) were paying more than 30 percent of their income towards housing versus 37 percent of all owner-occupied households. Persons with Disabilities

4.2 Persons with Disabilities

According to the Census, a person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs, and lifting and carrying), or has difficulty with certain social roles (for example, doing school work for children, working at a job, and around the house for adults). A person, who is unable to perform one or more activities, uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability.

According to the 2012-2016 ACS, approximately 8.5 percent of Encinitas residents over five years of age had a disability. Whereas only 3.2 percent of the population under 18 years of age had a disability, 30.9 percent of the population 65 years and over had a disability – demonstrating that the likelihood of having a disability increases with age. And among persons with a disability, the likelihood that the disability will be severe also increases with age.

Among the difficulties tallied, ambulatory difficulties were the most prevalent (52 percent), followed by independent living difficulties (40 percent), and then hearing and cognitive difficulties (37 percent each) (**Table B-21**). Ambulatory difficulties (60 percent) and hearing and independent living difficulties (46 percent each) were most prevalent among residents 65 years and over.

Table B-21: Disabilities Tallied by Age and Type (2016)				
Disability Type	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	51	327	1,425	1,803
With a vision difficulty	62	217	436	715
With a cognitive difficulty	239	713	875	1,827
With an ambulatory difficulty	47	651	1,844	2,542
With a self-care difficulty	91	236	1,077	1,404
With an independent living difficulty	--	569	1,410	1,979
Total	295	1,557	3,067	4,919
Notes: Persons under 5 years of age are not included in this table. Persons may have multiple disabilities. Source: 2012-2016 American Community Survey				

Four factors—affordability, design, location, and discrimination—significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with

disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. “Barrier free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group.

Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choices for the disabled. (Please see the section on Constraints for an expanded discussion.)

Housing advocacy groups report that people with disabilities are often the victims of discrimination in the home buying market. People with disabilities, whether they work or receive disability income are often perceived to be a greater financial risk than persons without disabilities with identical income amounts. The 2000 Census reported that 10.7 percent of persons with disabilities in Encinitas were living below the poverty level. It also estimated that 48 percent of people with disabilities between the ages of 16 and 64 years in the City were not employed.

The Housing Element is required to discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18 (Note: State of California has a manifestation age of 18 years of age, Federal is 22 years);
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 893 persons in the City of Encinitas with developmental disabilities based on the 2010 Census population. The San Diego Regional Center, which provides services for persons with developmental disabilities, publishes client statistics for its area offices. The City of Encinitas is served by the North County office in Carlsbad. As of February 2017, the North County office served 5,614 persons. The Encinitas population represents about seven percent of the North County population. Therefore, it can be generally estimated that about 393 clients served by the North County area office of the Regional Center are Encinitas residents.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

4.3 Large Households

Large households are identified as a group with special housing needs because of the limited availability of adequately sized, affordable housing units. Large households often have lower incomes and frequently live in overcrowded smaller dwelling units, which can result in accelerated unit deterioration. **Table B-22** compares the number of large households in Encinitas to that in the county as a whole. In 2010, 7.2 percent of households in Encinitas consisted of five or more persons, compared to almost 14 percent region-wide.

Table B-22: Large Households Encinitas and San Diego Region (2010)				
Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Encinitas	1,111	357	272	1,740
Percent of Total	4.6%	1.5%	1.1%	7.2%
San Diego County	80185	36149	32447	148,781
Percent of Total	7.4%	3.3%	3.0%	13.7%
Source: Bureau of the Census (2010).				

As shown in **Table B-23**, a greater percentage of larger households had housing problems (55 percent) than all households (42 percent) in 2014. Housing problems can be defined as cost burden (overpayment) greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Renter-occupied large households (as a group) tend to have more housing problems than owner-occupied large households. The majority of renter-occupied large households (78 percent) had one or more housing problems, while just over half of the larger owner-occupied households (51 percent) had one or more housing problem

Table B-23: Large Households by Tenure and Income Level, Encinitas (2014)					
Household by Type, Income, & Housing Problem	Renters		Owners		Total Households
	Large Related (5 or more members)	Total Renters	Large Related (5 or more members)	Total Owners	
Household Income <=30% AMI	0	1,440	25	1,025	2,465
% with any housing problems	--	64.6%	100.0%	65.9%	65.1%
% Cost Burden >30%	--	64.6%	80.0%	64.9%	64.5%
% Cost Burden >50%	--	63.2%	80.0%	49.8%	57.4%
Household Income >30 to	60	945	0	890	1,835

Table B-23: Large Households by Tenure and Income Level, Encinitas (2014)

Household by Type, Income, & Housing Problem	Renters		Owners		Total Households
	Large Related (5 or more members)	Total Renters	Large Related (5 or more members)	Total Owners	
<=50% AMI					
% with any housing problems	100.0%	93.1%	--	69.7%	81.7%
% Cost Burden >30%	100.0%	93.1%	--	69.1%	81.7%
% Cost Burden >50%	58.3%	70.9%	--	49.4%	60.8%
Household Income >50 to 80% AMI	15	1,265	155	1,195	2,460
% with any housing problems	100.0%	86.6%	80.6%	70.3%	78.6%
% Cost Burden >30%	100.0%	85.0%	80.0%	70.3%	77.8%
% Cost Burden >50%	0.0%	43.5%	77.4%	49.0%	46.1%
Household Income >80% AMI	105	4,370	855	12,075	16,445
% with any housing problems	61.9%	24.8%	44.4%	29.6%	28.3%
% Cost Burden >30%	47.6%	20.3%	41.5%	28.3%	26.2%
% Cost Burden >50%	0.0%	1.4%	10.5%	10.6%	8.2%
Total Households	180	8,025	1,035	15,180	23,210
Note: Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Source: CHAS, based on 2010-2014 ACS					

4.4 Single-Parent Households

Single parents with dependent children represent another important group with special housing needs. Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for daycare, and related facilities. **Table B-24** shows that in 2016, Encinitas had 1,292 single-parent households. Of these, the majority (70 percent) were female-headed households

Table B-24: Single-Parent Households Encinitas and San Diego Region (2016)

	Total HHs	Single- Parent HHs	Percent Total HHs	Female-Headed HHs with Children	Percent Female Headed HHs
Encinitas	23,695	1,292	5.4%	908	70.3%
San Diego Region	1,103,128	94,202	8.5%	68,465	72.7%
HHs = Households Source: Bureau of the Census (2016)					

4.5 Residents Living in Poverty

Families, particularly female-headed families, are disproportionately affected by poverty. In 2000, seven percent of the City's total residents (4,220 persons) were living in poverty. Approximately 14 percent of female-headed families with children, however, had incomes below the poverty level. The 2011-2013 ACS reports also reports 8.4 percent of the city population and almost 17.6 percent of the female-headed families living below the poverty line. Based on the 2011-2013 ACS, 11,416 households were at 200 percent of the poverty level.

4.6 Homeless

Throughout the country and the San Diego region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development, describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Regional Task Force on the Homeless (RTFH) is San Diego County's leading resource for information on issues of homelessness. Established in 1985, the Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness. According to the Task Force, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farm workers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the county. It is important to recognize that homeless individuals may fall into more than one category (for example, a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless.

Since the homeless population is very difficult to quantify, Census information on homeless populations is often unreliable, due to the difficulty of efficiently counting a population without permanent residences. The Task Force compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2011, 2015, and 2017 counts were conducted in January of each respective calendar year and the results are shown in **Table B-25**. Counts for 2018 were conducted in January 2018, however, the data is not yet available. Oceanside, Carlsbad, and Encinitas had the largest homeless populations of the North County Coastal cities. In 2011, of the 184 homeless persons in Encinitas, 50 were sheltered and 134 were unsheltered. In 2017, 33 were sheltered and 84 were unsheltered; meaning however, that an overall reduction was achieved in Encinitas, although fewer were sheltered.

There is no data presently available documenting the increased level of demand for shelter in Encinitas during particular times of year. Due to the mild climate, the only time of year when increased demand may be a factor is during the winter months (November to March), when homeless persons may be attracted to the City's mild climate. The biennial homeless count always takes place in the last week of January, a period when demand for shelter typically is at the highest. Since the year-round need described in this section is based on that annual count, the need for emergency shelter either year-round or seasonally is not likely to be greater than that found during the biennial homeless count.

Table B-25: Homelessness in North County Coastal Cities and the San Diego Region (2011 – 2017)			
Jurisdiction	2011 Total	2015 Total	2017 Total
Carlsbad	83	88	160
Del Mar	11	0	3
Encinitas	184	123	117
Oceanside	452	420	531
Solana Beach	7	3	3
San Diego Region	9,020	8,529	9,116
Source: Regional Housing Task Force on the Homeless (2011, 2015 and 2017).			

4.7 Agricultural Workers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, the average farm worker earned between \$22,000 and \$35,000 annually.² This limited income is exacerbated by their tenuous and/or seasonal employment status. It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas. These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

Farmworkers needs also are difficult to quantify due to the fear of job loss and the fear of authority. Thus, migrant farm workers, in particular, are given low priority when addressing housing needs, and often receive the least hospitable housing. The San Diego County Regional Task Force on the Homeless

estimates that there are at least 2,300 farm workers and migrant day laborers who currently experience homelessness in the San Diego region.

Table B-26 shows that approximately 368 Encinitas residents were employed in agriculture, accounting for less than three percent of the region's agricultural workforce and less than two percent of the City's employment base.

Table B-26: Agricultural Workers (2012-2016)			
Jurisdiction	Agricultural and Mining Workers	Percent of Total Employment	Percent of Regional Ag. Employment
Carlsbad	407	0.8%	2.9%
Del Mar	0	0	0
Encinitas	368	1.2%	2.7%
Oceanside	1,061	1.3%	7.6%
Solana Beach	84	1.2%	0.6%
San Diego Region	13,855	0.9%	100%
Source: Fact Finder: 2012-2016 American Community Survey			

Farm employment in Encinitas is almost exclusively related to horticultural operations, and in particular, the flower growing industry. In general, the employees in the City's horticultural industry are reported to be skilled to highly skilled, long-term workers with established roots in the community. The City's flower-growing operations report that they employ a stable, year-round labor force.

For low-income agricultural workers who desire to live in Encinitas, their need for affordable housing would be similar to that of other lower income persons, and affordable housing in the City would serve farmworkers as well as others employed in low-wage jobs. Provisions required by State law regarding employee housing and emergency shelters may also assist farmworkers.

4.8 Migrant Day Laborers

In Encinitas and other North County locales, numerous Hispanic immigrants seek work as day laborers. Because of the City's proximity to the Mexican border and its location along a major transportation route, Encinitas provides a convenient temporary place to seek work before moving on to industrial or agricultural jobs further north. The availability of jobs, including temporary day-jobs, and the number of open spaces which can be utilized as transient campsites, make Encinitas attractive to these workers.

A particular problem in providing funds to farm workers and day laborers is that U.S. Department of Housing and Urban and Development (HUD) funds cannot be used to assist persons who are not legally in the United States. While state law does not allow questions of renters regarding legal residency, federal programs, including Section 8 vouchers, require legal residency.

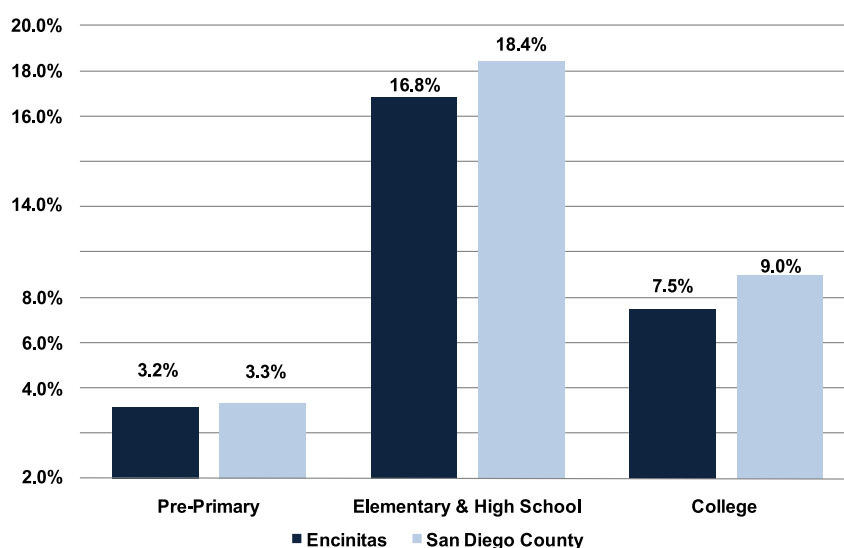
4.9 Students

The need for student housing is another significant factor affecting housing demand. Although students may produce only a temporary housing need (but the need is ongoing as long as the educational

institution is in session), the impact upon housing demand is critical in areas that surround universities and colleges. Typically, students are low income and are, therefore, affected by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expenses, and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation, often with a detrimental effect upon the region's economy. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, the lack of affordable housing often leads to their departure from the region.

Figure B-3 shows that in 2000, approximately eight percent of Encinitas residents were enrolled in college, a lower percentage than the region as a whole. Although Mira Costa Community College is located in Encinitas, no housing is designated for students on campus. Community colleges typically do not provide housing because they are colleges that serve the educational needs of students already residing in the local community.

Figure B-3: Percent of Residents Enrolled in School (2000)



Based on the 2008-2012 American Community Survey, 5 Year Estimates, the percent of residents enrolled in college dropped from 7.5 percent to 6.2 percent. The percent of elementary and high school students dropped quite considerably during this same time period, moving from 16.8 percent in 2000 to 8.0 percent.

Since 2010 the population of those under 18 has stabilized, perhaps due to the excellent local schools. In 2010, there were 12,120 persons in the City that were of school age (i.e. under the age of 18 years). This represented about 20.3 percent of the total City population. The 2016 estimated school-age population 20.8 percent of the total population.

5 Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Encinitas to identify how well the current housing stock meets the needs of current and future residents of the City.

5.1 Housing Growth

Table B-27 shows that between 2000 and 2010, Encinitas' housing stock increased by four and a half percent. In comparison, the adjacent Carlsbad had the greatest amount of growth with a 29.6 percent increase in units.

Table B-27: Housing Unit Growth (2000 and 2010)			
Jurisdiction	2000	2010	Percent Change 2000-2010
Carlsbad	33,812	43,844	29.6%
Del Mar	2,557	2,542	0.6%
Encinitas	23,829	24,877	4.4%
Oceanside	59,583	64,758	8.6%
Solana Beach	6,456	6,521	1.0%
San Diego Region	1,040,149	1,149,426	10.5%
Source: Bureau of the Census (2000 and 2010)			

5.2 Projected Housing Units

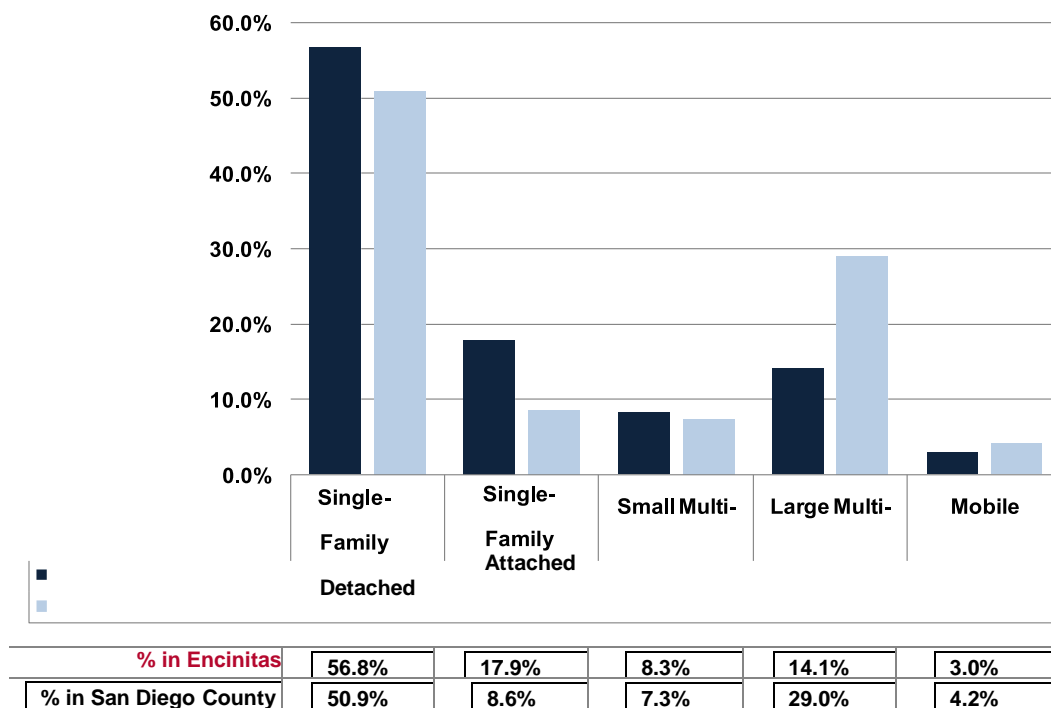
Table B-28 shows that, between 2010 and 2050, Encinitas will experience an increase of 8.6 percent in housing stock and approximately 29 percent more units will be added in the region. All of the North County coastal cities are projected to have slower rates of housing growth compared to the region between 2010 and 2050.

Table B-28: Housing Unit Growth (Forecasted to 2050)			
Jurisdiction	2010	2050	Percent Change 2010-2050
Carlsbad	44,422	50,212	13%
Del Mar	2,606	2,667	2.3%
Encinitas	25,481	27,667	8.6%
Oceanside	65,014	71,248	9.6%
Solana Beach	6,521	7,118	9.2%
San Diego Region	1,158,076	1,494,804	28.8%
Source: Bureau of the Census (2010) and SANDAG Series 13 Subregional Growth Projections.			

5.3 Housing Type

Figure B-4 shows that in 2010, the largest percentage (57 percent) of housing units in Encinitas was single-family detached units. Approximately 18 percent were single-family attached units, eight percent were small multi-family developments with two to four units, 14 percent were large multi-family developments with five or more units, and three percent were mobile homes/trailers.

Figure B-4: Type of Housing Unit (2010)



Source: California Department of Finance (2010).

Table B-29 shows that the percentage of both single- and multi-family housing units in Encinitas is projected to fluctuate slightly, while the percentage of mobile homes slightly decreases. This figure may be misleading because SANDAG forecasts mobile homes by determining the region's mobile home growth rate and applying it to each jurisdiction. Also, as noted previously, SANDAG prepared a 2013 update (Series 13) to its regional forecasting model. The numbers presented in this section rely on data available through the Series 13 forecast and Department of Finance estimates for 2010.

Table B-29: Projected Housing Unit by Type (2010-2030)			
Housing Type	% of 2010 Total	% of 2020 Total	% of 2030 Total
Single-Family	74.6%	74.6%	73.6%
Multi-Family	22.4%	22.4%	23.5%
Mobile Homes	3.0%	3.0%	2.9%
Total Housing	100%	100%	100%
Note: The number of 2010 housing units estimated by the Department of Finance deviates from the 2010 Census slightly. However, the 2010 Census does not contain information on housing type.			

Table B-29: Projected Housing Unit by Type (2010-2030)

Housing Type	% of 2010 Total	% of 2020 Total	% of 2030 Total
Source: California Department of Finance (2010) and SANDAG Regionwide Forecast (2030).			

5.4 Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2010, 59 percent of the housing units in Encinitas were owner-occupied, while 35 percent were renter-occupied (**Table B-30**). This represents a decrease in the homeownership rate from 2000. As shown in the following **Table B-30**, owner-occupied households had a slightly higher average household size than renters. Approximately

69 percent of the rental units were occupied by one- and two-person households compared to 58 percent of owner households.

Please note that in some of these tables, 2010 estimates were utilized, which are consequentially higher than 2010 U.S. Census counts. The numbers presented in this section rely on Department of Finance estimates for 2010 (as the best planning data available).

Table B-30: Housing Unit Tenure (2000-2010)

Tenure	2000		2010 DOF	
	Number	Percent	Number	Percent
Owner-Occupied	14,644	61.4%	15,187	59.0%
Renter -Occupied	8,190	34.3%	8,895	34.6%
Vacant	1,033	4.3%	1,658	6.4%
Total	23,867	100.0%	25,740	100.0%

Source: Bureau of the Census (2000 and 2010) and Department of Finance (DOF) 2018.

Table B-31: Tenure by Household Size (2010)

Tenure	% of Total Owner-Occupied Units	% of Total Renter-Occupied Units
1-Person	20.3%	36.3%
2-Person	38.0%	32.9%
3-Person	17.6%	14.7%
4-Person	16.6%	9.5%
5 or more Person	7.5%	6.6%

Table B-31: Tenure by Household Size (2010)		
Tenure	% of Total Owner-Occupied Units	% of Total Renter-Occupied Units
Total	100.0%	100.0%
Source: Bureau of the Census (2010).		

Persons per household in 2017, based on the 2010 Census as the benchmark, are estimated to be 2.52 persons per household according to the State Department of Finance.

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for low and moderate income households to find housing. Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

According to the 2010 Census, the overall vacancy rate in Encinitas was 6.0 percent (Table B-32). However, almost 40 percent of the vacant units were vacation homes that were seasonally occupied. Vacant rental units represented about 1.9 percent of all units in the City (or 5.3 percent of all rental units) and vacant ownership units represented about 0.6 percent of all units (or one percent of all ownership units). Overall, the vacancy rates reflected a relatively healthy housing market.

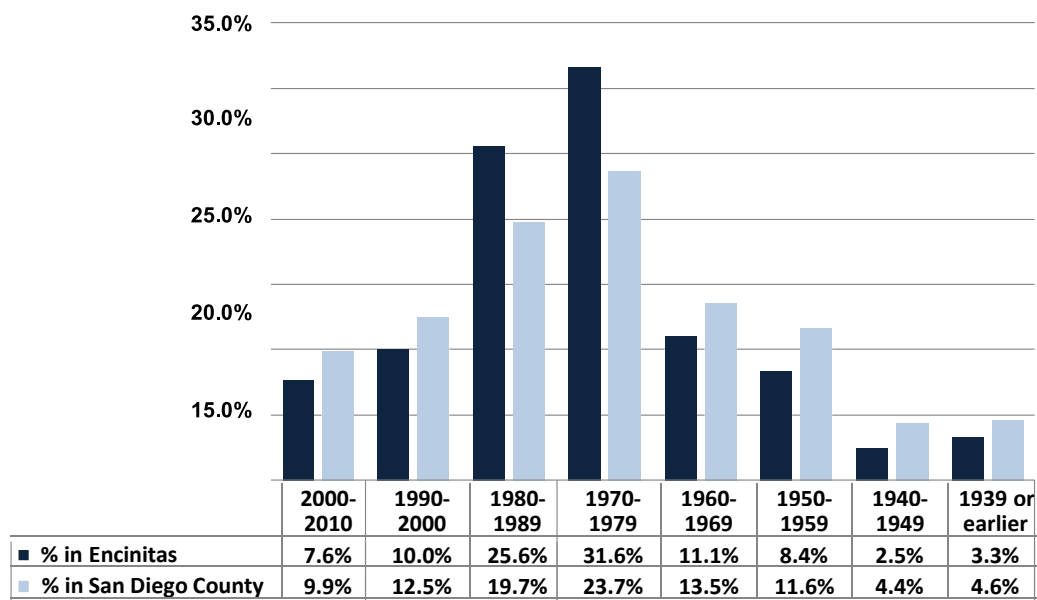
Table B-32: Vacancy Rates in Encinitas (2010)				
	Number	Percent of Total	Percent of Vacant	Number
Total Housing Units	24,877	100.0%	--	24,877
Total Occupied Units	23,295	93.6%	--	23,295
Total Vacant Units	1,582	6.0%	--	1,582
Vacant (Available)				
For Rent	498	1.9%	30.0%	498
For Sale	161	0.6%	9.7%	161
Vacant (Unavailable)				
Rented or Sold	77	0.3%	4.6%	77
Seasonal	661	2.6%	39.9%	661
Other	261	1.0%	15.7%	261
Source: Bureau of the Census (2010).				

According to the State Department of Finance, the 2017 vacancy rate was estimated to be 6.9 percent for all housing units in the City. The increase in vacancies may well represent additional vacation homes that are only seasonally occupied.

5.5 Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. In Encinitas, approximately 57 percent of the housing stock may potentially require some improvements based on the age of the structures, as shown in **Figure B-5**. Approximately 25 percent of the housing stock is approaching 50 years of age or older and are more likely to require major rehabilitation. Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. The age of the City's housing stock indicates a potential need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. Overall, however, given the moderate to higher incomes of residents, deferred maintenance is not a prevalent issue in the City. Property owners typically take pride in maintaining their homes and many have the financial means to do so.

Figure B-5: Year Housing Built



Source: California Department of Finance (2010).

5.5.1 Lacking Plumbing and Kitchen Facilities

A city can estimate the number of substandard housing units within its jurisdiction using a number of sources of information, such as data collected by the Census Bureau. The 2005-2009 ACS reports 61 units in Encinitas were lacking complete plumbing facilities and 160 units lacking complete kitchens.

5.5.2 Value of Housing

The value of housing is another potential indicator of housing stock condition. In 2018, the median housing value in Encinitas was \$1,008,500. Housing values are expected to continue the relative growth trend since 2011. Those units below \$50,000 in value can be assumed to have significant deterioration. According to Census 2000 data, 28 units, or 0.2 percent of the housing stock, were valued at less than \$50,000. It is unlikely that any homes are valued at less than \$50,000 today.

5.5.3 Pre-1940 Housing

The U.S. Department of Housing and Urban Development (HUD) may consider units substandard if they were built before 1940. **Figure B-5** shows that 835 units in Encinitas were built before 1940, approximately three percent of the total housing in the City. Regionwide, five percent of units were built before 1940 (see **Figure B-5**).

5.5.4 Substandard Housing

The City has a minimal number of units in need of repair or rehabilitation, especially given the high percentage of units that have been recently constructed. Based upon a combination of previous “windshield surveys”, observations and experiences of the code enforcement and planning staff, and indicators from other surveys, the City has estimated that approximately 50-100 units would fall into this category, although most, if not all, meet minimum housing and building code requirements.

5.6 Housing Costs and Affordability

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. In Encinitas, housing costs tend to be higher than in the San Diego region. The high cost of housing can be attributed to factors such as higher land costs and coastal location. This section summarizes the cost and affordability of the housing stock to Encinitas residents.

5.6.1 Homeownership Market

The median household value in 1990 was \$285,891. The median household value increased 124 percent to \$353,655 by 2000. The median value increased another 193 percent to \$683,000 from 2000 to 2010. The overall change from 1990 to 2010 was 239 percent. By the summer 2014, the median priced home in Encinitas was \$769,000, 24% higher than the North County Coastal median of \$619,000. In 2016, median home price in Encinitas was estimated at \$820,400, and in 2018 median home price is estimated at \$1,008,500.

5.7 Rental Market

The primary source for renter costs in the San Diego region is the San Diego County Apartment Association (SDCAA). SDCAA conducts two surveys of rental properties per year. In Fall 2017, surveys were sent out to rental property owners and managers throughout San Diego County.

Table B-33: Encinitas Average Monthly Rent (2017)						
Zip Code	Unit Type	Fall 2017 Units/Properties Surveyed	Fall 2017 Monthly Rent	Fall 2017 Rent/Sq. Foot	Spring 2017 Avg Rent	Fall 2016 Avg. Rent
Encinitas 92023, 92024	Studio	11/2	\$1414	\$4.32	\$0	\$1000
	1 BR	30/3	\$1734	\$3.83	\$1543	\$1579
	2 BR	26/3	\$2819	\$3.41	\$1454	\$1786
	3+ BR	0/0	\$0	\$0	\$0	\$2160

Source: San Diego County Apartment Association (2017)

The table shows that in the spring of 2017 average monthly rents in Encinitas ranged from \$1,414 for a studio apartment to \$2,819 for a two-bedroom apartment; no three bedroom apartments were available for rent. Rents had increased dramatically from Fall 2016, increasing by 41 percent for studio apartments and by 58 percent for two-bedroom apartments.

5.8 Affordability by Income Level

Although California is expected to experience an expanding economy over the next several years, lower overall wages associated with the expanding service and information sectors of the economy portend an increasing affordability problem. Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in San Diego County are shown in **Table B-34**.

Table B-34 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices and market rental rates to determine what types of housing opportunities a household can afford.

Extremely Low income Households

Extremely low income households earn up to \$19,100 for a one-person household and up to \$29,450 for a five-person household in 2017. Extremely low income households cannot afford market-rate rental or ownership housing in Encinitas without assuming a cost burden.

Very Low income Households

Very low income households earn up to \$31,850 for a one-person household and up to \$49,100 for a five-person household in 2017. A very low income household can generally afford homes offered at prices between \$114,000 and \$176,000, adjusting for household size. Given the costs of ownership housing in

Encinitas, very low income households would not be able to afford a home in the City. Similarly, very low income renters could not afford appropriately-sized market- rate rental units in Encinitas. Including utilities, a very low income household at the maximum income limit can afford to pay approximately \$797 to \$1,228 in monthly rent, depending on household size.

Low income Households

Low income households earn up to \$50,950 for a one-person household and up to \$78,600 for a five-person household in 2017. The affordable home price for a low income household at the maximum income limit ranges from \$183,000 to \$282,000. Including utilities, maximum affordable rent for a one-person low income household is \$1,274 in rent per month and for a five-person low income household is \$1,965 per month.

Moderate Income Households

Moderate income households earn between up to 120 percent of the County's Area Median Income – up to \$66,600 for a one-person household and \$102,750 for a five-person household in 2017. The maximum affordable home price for a moderate income household is \$238,000 for a one-person household and \$368,000 for a five-person family. Even moderate income households in Encinitas will have trouble purchasing adequately-sized homes. Including utilities, the maximum affordable rent payment for moderate income households is between \$1,665 and \$2,569 per month. Appropriately- sized studio and one-bedroom units are generally affordable to households in this income group, but two-bedroom and larger rental units are either not affordable or not available.

Table B-34: Estimated Affordable Housing Cost (2017)							
Annual Income	Affordable Housing Cost Burden	Utilities, Taxes and Insurance	Affordable Price	Rent or Purchase	Rent/Sale Taxes	Sale Rent	Insurance
Extremely Low Income (30% of Area Median Income)							
1-Person	\$19,100	\$478	\$31	\$95	\$112	\$68,444	\$447
3-Person	\$24,550	\$614	\$40	\$120	\$144	\$87,974	\$574
4-Person	\$27,250	\$682	\$50	146	\$160	\$97,650	\$632
5-Person	\$29,450	\$737	\$63	\$182	\$172	\$105,533	\$674
Very Low Income (50% of Area Median Income)							
1-Person	\$31,850	\$797	\$31	\$95	\$186	\$114,134	\$766
3-Person	\$40,950	\$1024	\$40	\$120	\$239	\$146,743	\$984
4-Person	\$45,450	\$1137	\$50	146	\$266	\$162,869	\$1,087
5-Person	\$49,100	\$1228	\$63	\$182	\$287	\$175,948	\$1,165
Low Income (80% Area Median Income)							
1-Person	\$50,950	\$1274	\$31	\$95	\$298	\$182,878	\$1,243
3-Person	\$65,550	\$1639	\$40	\$120	\$383	\$234,896	\$1,599
4-Person	\$72,750	\$1819	\$50	146	\$425	\$260,697	\$1,769
5-Person	\$78,600	\$1965	\$63	\$182	\$459	\$281,660	\$1,902
Median Income (100% Area Median Income)							
1-Person	\$55,500	\$1388	\$31	\$95	\$324	\$198,882	\$1,357
3-Person	\$71,350	\$1784	\$40	\$120	\$416	\$255,680	\$1,744
4-Person	\$79,300	\$1983	\$50	146	\$463	\$284,168	\$1,933
5-Person	\$85,650	\$2142	\$63	\$182	\$500	\$306,923	\$2,079
Moderate Income (120% AMI)							
1-Person	\$66,600	\$1665	\$31	\$95	\$389	\$238,659	\$1,634
3-Person	\$85,650	\$2142	\$40	\$120	\$500	\$306,923	\$2,102
4-Person	\$95,150	\$2379	\$50	146	\$555	\$340,966	\$2,329

5-Person	\$102,750	\$2569	\$63	\$182	\$599	\$368,200	\$2,506
Source: California Department of Housing and Community Development (2017) and Kimley-Horn and Associates Inc. Assumptions: 2017 HCD income limits; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 5.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance based on assumed unit size and number of occupants. All numbers are rounded to the nearest dollar. Maximum rent includes utility allowance							

6 Affordable Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period until December 31, 2028. Consistent with State law, this section identifies publicly assisted housing units in Encinitas, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

6.1 Publicly Assisted Housing

The City maintains programs to provide quality housing affordable to different income groups for a healthy and sustainable community. Local affordable housing funds have been used to assist in providing affordable housing. **Table B-35** lists those projects in Encinitas that are required to be evaluated in the Housing Element. No projects are at risk of conversion to market-rate housing within the next ten years. The Element, therefore, does not contain a detailed analysis of “at risk” units.

Table B-35: Inventory of Assisted Rental Housing Projects (2018)					
Development Name	Address	Funding Source	Exp. Date	Type	Units
Esperanza Garden Apartments	920 Regal Rd	CDBG, Tax Credit	Dec, 2049	Family	10
Su Casa Apartments	620 Melba Rd	HUD 236	June, 2046	Family	28
Manchester Apartments	2074 Manchester Ave	CDBG	April, 2053	General	4
Cantebria Senior Homes	645 Via Cantebria	HUD 202, HOME	June, 2060	Senior	44
Encinitas Ranch Apartments	1100 Garden View Rd.	HOME	Feb, 2058	General	22
Pacific Pines Condominiums	S. El Camino Real	CDBG/ HOME	Perpetuity	General	16
2nd Street Apartments	858 2nd St.	HOME	Jan, 2056	General	4
Boathouse Apartments	726-32 Third Street	City Funds	Perpetuity	General	4
Iris Apartments	639-643 Vulcan Ave	City funds, HOME, Tax-Credit	Perpetuity	General	20
Total					152
Source: City of Encinitas Planning Department (2018)					

6.2 Resources for Preserving Affordable Units

Available public and non-profit organizations with the capacity to preserve assisted housing developments include San Diego County, the City of Encinitas, and various non-profit developers, including Mercy

Housing, North County Housing, Community Housing Works, and Habitat for Humanity. Financial resources available include bond financing, as well as CDBG and HOME funds, Section 8 rental assistance, and Affordable Housing Trust funds. However, no units are at risk until 2046.

6.3 Tenant Based Rental Assistance

The Housing Authority of the City of Encinitas has 136 Section 8 Housing Choice Vouchers allocated, although HUD funding only allows for approximately 101 to be leased given the local market conditions. Vouchers are closely split among disabled households, elderly households, and family households. As of this writing, there are currently 680 households on the City's Housing Choice Vouchers waiting list. Disabled households in Encinitas have the most need of those on the waiting list. Historically, an average of 6 households are admitted into the Section 8 voucher program each year.

Table B-36: Rental Assistance in Encinitas (2017)		
Household Type	Households Currently Receiving Section 8 Vouchers	Household on Waiting List for Section 8 Assistance
Family	26	29%
Elderly	50	30%
Disabled	25	41%
Other (Single Households)	--	0%
Total	101	100%
Source: City of Encinitas, 2018		

Other assistance programs include the HOME Investment Partnership Program. The County of San Diego administers the HOME Investment Partnership Program (HOME) within the County of San Diego Consortium, which includes cities with a population of less than 50,000, as well as the cities of Encinitas, Santee and Vista. City of Encinitas residents may receive assistance through the County of San Diego's HOME programs. This includes TRBA programs (Emancipated Foster Youth TBRA and Family Reunification TBRA). The TBRA programs are developed to provide rental assistance to former foster youth between the ages of 18 and 24 and those that are attempting to reunify with their children while in substance abuse recovery.

6.4 Constraints to the Provision of Housing

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints in Encinitas are similar to those in other jurisdictions in the region and are discussed below. One of the most, if not the most, significant and difficult constraints to housing in Encinitas and elsewhere in the San Diego region is the high cost of land. This section describes various governmental, market, and environmental constraints on the development of housing that meets the needs of all economic segments of Encinitas population.

7 Non-Governmental Constraints

Nongovernmental constraints significantly affect the cost of housing in Encinitas, and can pose barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the

availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Encinitas.

7.1 Economic Factors

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. California's housing market peaked in the summer of 2005 when a dramatic increase in the State's housing supply was coupled with low interest rates. The period between 2006 and 2009, however, reflected a time of significant change as the lending market collapsed. Double-digit decreases in median sale prices were recorded throughout the State. These lower-than-normal home prices allowed for a large increase in the number of homes sold initially until the availability of credit became increasingly limited.

After the post-peak trough of 2011, building activity and sales for residential structures have been steadily increasing. Housing values in Encinitas were the lowest in midyear 2011. The number of homes in California that were bought and sold in the first half of 2013 was the highest since 2005. While housing affordability hovered near historic highs post-recession, housing has become increasingly unaffordable, with demand far outpacing supply and construction lagging far behind need.

It is estimated that housing price growth will continue in the city and the region for the foreseeable future. A January 2018 report by Zillow found that there were 20 percent fewer homes on the market in San Diego County than one year ago. Almost one-third of homes sold above the asking price. The underlying reason is a Countywide shortage of supply due to both governmental and nongovernmental factors. Production Countywide has fallen in recent years from 10,000 units per year to 7,000 units per year. SANDAG currently estimates that 21,000 units per year must be constructed to meet the demand for housing. The purpose of this Housing Element is to assist in increasing housing supply.

7.2 Land and Construction Costs

High land costs are a significant constraint to the development of affordable and middle-income housing in the City. Land cost represents a significant cost component in residential development. There are significant fluctuations in land costs per square foot. Coastal areas have the most significant costs, with recent land sales upwards of \$9 million per acre. Property located inland (east of I-5) exhibits significantly less cost per acre. Land cost in surveyed areas averaged approximately \$1 million per acre. Coastal property is highly desirable and a scarce commodity.

High land costs have a demonstrable effect on the cost of housing in Encinitas, as the price of housing is directly related to the costs of acquiring land.

Construction costs based upon Type VA construction (wood construction) for multiple family construction can range in cost from \$113 and \$124 per square foot, exclusive of land acquisition costs, but labor and materials account for only about 30% of total costs in San Diego County.

Availability of skilled labor has become a challenge to the development of housing in Encinitas. Many workers exited the industry during times of recession. Labor shortages in the construction industries are evident throughout California as evidenced by the Go Build California campaign, which seeks to reduce

what it deems as a profound labor shortage in California and provides assistance to potential new workers. San Diego County builders have reported construction labor shortages as a barrier to home construction.

7.3 Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance. The data for Encinitas was compiled by census tract and aggregated to the area that generally approximates the City's boundaries.

Table B-37 summarizes the disposition of loan applications submitted to financial institutions in 2016 for home purchase or refinance or loans in Encinitas. Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or incomplete.

Table B-37: Disposition of Home Loans (2016)			
Loan Type	Total Applicants	Percent Approved	Percent Denied
Government-Backed	110	63.6%	10.9%
Conventional	1,571	61.5%	10.3%
Refinance	4,229	63.5%	16.9%
Total	5,910	62.9%	15%

Source: Home Mortgage Disclosure Act (2017)

7.3.1 Home Purchase Loans

In 2016, a total of 1571 Encinitas households applied for conventional loans to purchase homes. The overall loan approval and origination rate was 61.5 percent and only 10 percent of applications were denied. Approximately 110 home purchase applications were submitted in Encinitas through government-backed loans (for example, FHA, VA) in 2016; 63.6 percent of these applications were approved and originated. To be eligible for such loans, residents must meet the established income standards, maximum home values, and other requirements. It appears that home purchase loans are generally available, and most applicants are eligible for the requested loans.

7.3.2 Refinance Loans

The majority of loan applications submitted by Encinitas residents in 2016 were for refinancing their existing home loans (4,229 applications). 63.5 percent of these applications were approved, while 16.9 percent (about one sixth) were denied, indicating a higher rate of denial for refinancing. This could be due to either the applicants' inability to pay or to inadequate home equity; no data is available on the reasons for denial of applications.

7.3.3 Foreclosures

Regionally, the number of foreclosures in 2017 has declined substantially from its peak in 2008, where 38,308 notices of default were issued in San Diego County. In 2017, a total of 3,494 Notices of Default (NODs) were recorded in San Diego County, a decrease from the 2008 peak. In December 2010, close to

the peak of the foreclosure crisis, 189 homes in Encinitas were listed as foreclosures. These homes were listed at various stages of foreclosure (from pre-foreclosures to auctions) and ranged in price, with some properties listed as high as \$1.3 million, indicating the depth of the crisis. In January 2018, 31 homes were at some stage of foreclosure (default, auction or bank owned). That is an approximate 40% decrease since January 2017, and less than one-sixth of peak foreclosure activity. With the recent rapid increases in housing costs, owners threatened with foreclosure are likely to be able to avoid a foreclosure sale by selling their property.

7.4 Requests to Develop at Densities Below Those Permitted.

The City of Encinitas receives request for various development types throughout the community. For residential uses, the City views single-family development differently than multiple family development. For single-Family development, it is typically built on one housing unit per lot and most lots are of a size that is conducive to one unit per lot.

For single-family subdivisions, the majority of new development applicants over the past few years have developed at maximum density with a state density bonus. This has resulted in average densities above that permitted in the zoning code for new multiple-family and subdivision development.

While development could be proposed at lower densities than the maximum permitted on a parcel, it would be very unusual for this to occur due to the cost of land and overall cost to build in the community. The City does not see this as a constraint to development at this time.

7.5 Length of Time between Application Approval and Building Permit Issuance.

The time between application approval and building permit issuance in most cases is determined by the individual applicant. There is nothing to stop an immediate transition from application approval to permit processing. However, applicants must complete a number of actions which do not involve the City but that may influence the length of time between an approved application and the issuance of a building permit. These include:

- Technical/Engineering Studies
- Completion of Construction Drawings
- Construction-Level Landscaping/Site Design
- Construction and Permanent Financing
- Retention of Contractor and Subcontractors
- Obtaining required easements and rights of entry

In Encinitas, most approved projects are constructed in a reasonable time period. As of December 31, 2017 only 41 units approved over one year ago had not yet been constructed. Few project approvals had expired.

Because no development project will be the same and development pro formas will differ considerably based upon locational and other site factors, it will be instructive to proactively outreach to developers

and investors in the community who have received approvals but not constructed their projects in a reasonable time period. Program 3F proposes to contact applicants to identify nongovernmental constraints preventing construction.

7.6 Local Efforts to Remove Nongovernmental Constraints.

Nongovernmental constraints are defined as constraints on housing development that are not be under the control of the City or another governmental agency. Nongovernmental constraints are generally market-driven and outside the control of local government.

During the course of this Housing Element update, a number of comments from the development community and private citizens addressed potential nongovernmental constraints. In particular, the cost of land in Encinitas has outpaced that in adjacent jurisdictions. The limited availability of land also influences the premium for land in Encinitas.

According to local developers and entities doing business in Encinitas and coastal San Diego County, there are two major components that directly relate to the feasibility of development. Those are time and uncertainty. The faster a project applicant can process a project, the lower the holding costs. Therefore, reducing the approval timeline can be a significant contributor to accessing capital and reducing investor risk. Secondly, reducing the uncertainty of development approval can influence access to capital and the risk profile for investors. To summarize, local actions to reduce the timeline for project approval and to increase the level of certainty in entitlement decisions have been identified as methods to influence nongovernmental behavior and contribute to housing development.

The City has included several programs in the Housing Element that may assist in removing nongovernmental constraints. Rezoning of land as proposed by Program 1B will increase the land supply. Program 3E proposes to improve the efficiency of the development review process, and Program 3F is specifically focused on identifying nongovernmental constraints. The City will contact applicants so that potential Encinitas-specific nongovernmental constraints may be identified along with specific actions that may help to mitigate these governmental constraints.

8 Governmental Constraints

Aside from market factors, housing affordability is also affected by factors in the public sector. Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, among other issues may constrain the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Encinitas and efforts to address them.

8.1 Land Use Controls

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses.

8.1.1 Local Coastal Program

Approximately two-thirds of the City is comprised within the City of Encinitas Local Coastal Program (LCP). Under this program, which is required to be approved by the Coastal Commission, a coastal development permit is required for all development within the City's Coastal Zone, with the exception of the following:

- Improvements to an existing structure or a public works facility
- Repair and maintenance activities to existing structures or facilities that do not result in an addition to, or enlargement or expansion of, the structures or facilities
- The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development which has been approved under the California Coastal Act
- The replacement of any structure other than a public works facility destroyed by a disaster
- Temporary uses or events
- Signs which are exempted from provisions of the Municipal Code

The reviewing authority for the coastal development permit varies depending on the type of application submitted. Furthermore, specific findings required for decisions on coastal development permits can include:

- Project effects on demand for access and recreation
- Shoreline processes
- Historic public use
- Physical obstructions
- Other adverse impacts on access and recreation

The City's decision on a coastal development permit may be appealed to the Coastal Commission. This could occur for any development project and may pose a constraint to development if the Coastal Commission denies a project that includes housing development or if the project is significantly delayed. Most housing development appealed to the Coastal Commission are single-family dwelling units located on coastal bluffs.

8.1.2 Coastal Bluff Overlay Zone

The Coastal Bluff Overlay Zone regulations apply to all areas of the City where there is the presence of a coastal bluff. In addition to development and design regulations which otherwise apply, the following development standards apply to properties within the Coastal Bluff Overlay Zone to protect public health and safety given coastal bluff recession, shoreline erosion, and sea level rise:

- No principal structure, accessory structure, facility or improvement shall be constructed, placed or installed within 40 feet of the top edge of the coastal bluff.

- No structure, facility, improvement or activity shall be allowed on the face or at the base of a coastal bluff.
- No grading or scraping shall be allowed on a bluff face, nor shall naturally occurring drought-tolerant vegetation be voluntarily removed from the bluff face.
- Existing legal structures and facilities within 40 ft. of a bluff edge or on the face of a bluff may remain unchanged.
- All drainage and run-off on the property shall be collected and delivered to approved drainage facilities.
- Landscaping on beach bluff properties shall avoid the use of ice plant, and emphasize native and drought-tolerant plants in order to minimize irrigation requirements and reduce potential slide hazards due to over-watering.
- Buildings and other structures shall be sited, designed and constructed so as not to obstruct views to and along the ocean and other scenic coastal areas from public vantage points.
- The design and exterior appearance of buildings and other structures visible from public vantage points shall be compatible with the scale and character of the surrounding development and protective of the natural scenic qualities of the bluffs.

The City intends develop a comprehensive plan, based on technical reports and studies addressing sea level rise and its impact on shoreline management practices, to address the coastal bluff recession and shoreline erosion problems in the City.

8.1.3 Hillside/Inland Bluff Overlay Zone

The Hillside/Inland Bluff Overlay Zone regulations apply to all areas within the Special Study Overlay Zone where site-specific analysis indicates that 10 percent or more of the area of a parcel of land exceeds 25 percent slope. The Planning Commission is the authorized agency for reviewing and granting discretionary approvals for proposed development within the Hillside/Inland Bluff Overlay Zone. Where development is proposed on slopes of greater than 25 percent grade, the following additional standards apply:

- Slopes of greater than 25 percent grade shall be preserved in their natural state.
- A geological reconnaissance report must be submitted.
- Where unstable conditions are indicated, a preliminary engineering geology report is also required.
- No principal structure or improvement or portion thereof shall be placed or erected, and no grading shall be undertaken, within 25 feet of any point along an inland bluff edge.
- All slopes over 25 percent grade which remain undisturbed or which are restored or enhanced as a result of a development approval, shall be conserved as a condition of that approval through a deed restriction, open space easement, or other suitable device that will preclude any future development or grading of such slopes.

The City has accounted for deductions due to steep slopes pursuant to objective standards contained in the Municipal Code in determining site capacity, and the Overlay Zone has not prevented the City from providing adequate sites.

8.1.4 Floodplain Overlay Zone

The Floodplain Overlay Zone regulations apply to all areas within the Special Study Overlay Zone where site-specific analysis of the land indicates the presence of a flood channel, floodplain, or wetland. The zone also applies to all areas identified as flood channels and floodplains on maps published by the Federal Emergency Management Agency or current City and County maps designating the floodway/floodplain areas. Any development within this zone is required to incorporate a series of improvements or modifications in order to ensure the ability of structures to withstand periodic flooding. The additional standards are also in place to guarantee the preservation of sensitive habitat areas.

The City has accounted for deductions due to sensitive habitat areas in determining site capacity, and this Overlay Zone has not prevented the City from providing adequate sites.

8.1.5 Agricultural Overlay Zone

The Agricultural Overlay (AGO) Zone regulations apply to all properties presently under a Williamson Act contract. No development other than that associated with the agricultural operation subject to the Williamson Act contract may occur within the AGO Zone. Any development that occurs within this zone shall conform to the setback and height requirements of the Rural Residential Zone. Furthermore, an open or landscaped buffer of at least 75 feet shall be provided along the boundary between all property subject to the AGO zone and properties not subject to the AGO zone.

Neither of the agricultural sites designated for upzoning is under a Williamson Act contract.

8.1.6 Scenic/Visual Corridor Overlay Zone

The Scenic/Visual Corridor Overlay Zone regulations apply to all properties within the Scenic View Corridor along Scenic Highways and adjacent to Significant Viewsheds and Vista Points as described in the Visual Resource Sensitivity Map of the Resource Management Element of the General Plan. When development is proposed on any properties triggering design review within the Scenic View Corridor Overlay Zone, consideration is given to the overall visual impact of the proposed and to the preservation of scenic corridor viewsheds. While some of the proposed lower income sites are included within this overlay zone, in the City's experience consideration of these factors does not reduce the density or preclude the development of properties within these identified areas.

8.1.7 Planned Residential Development (PRD)

Planned Residential Development (PRD) regulations are intended to facilitate development of areas zoned for residential use by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of such residential areas than is generally possible under conventional zoning and subdivision regulations

These regulations are further intended to promote more economical and efficient use of land while providing a harmonious variety of housing choices, a higher level of residential amenities, and preservation of natural resources and open space. Affordable housing opportunities are encouraged through the application of PRD.

8.1.8 Inclusionary Housing

Given the high cost of land in Encinitas, inclusionary housing policy has been one of the most effective approaches in achieving actual construction of affordable housing in the community. The City's inclusionary housing program requires housing developers of 10 or more dwelling units to reserve ten percent of the units for low or very low income households, or to pay an in-lieu fee if approved by the City Council. Most developers have provided the on-site units. As of December 31, 2017 the ordinance had created 146 very low and low income units.

The City is currently exploring the inclusionary policy options to amend current code requirements. On March 7, 2018, a joint working session with the City Council and Planning Commission began discussions with a panel of experts (for-profit and non-profit developers and city officials) to discuss updates to the City's inclusionary housing ordinance. They indicated that the City could increase its inclusionary percentage if it also provided more flexibility to developers. The City is currently considering updates to the ordinance that are consistent with the panel's recommendations and may extend the ordinance to rental projects, as permitted by AB 1505, enacted in 2017.

In a high-cost region such as San Diego, the inclusionary "costs" would likely be absorbed as part of market pricing mechanisms. The impact would be to somewhat diminish the profit margin on a highly profitable enterprise without much impact on the overall cost. As the City's inclusionary housing policy has a long-standing history, developers are familiar with the program and factor any associated costs in their feasibility analysis; many concurrently apply for a density bonus, which the City permits for inclusionary units that also meet the requirements of State density bonus law. The ordinance provides flexibility by including provisions for a waiver and allowing alternatives to on-site construction. For instance, the City approved a development to meet the inclusionary housing requirements through offsite construction and unit size reduction.

The Housing Element includes a program to continue and broaden inclusionary housing policies by updating the ordinance to allow additional options to provision of on-site units, more effectively meet the City's housing goals, and extend the ordinance to rental projects.

8.1.9 State Density Bonus Law

State Density Bonus Law (SDBL), in Government Code Section 65915, is a voluntary program for developers that requires cities and counties to provide a density bonus and certain other regulatory incentives "when an applicant for a housing development seeks and agrees to construct a housing development" that provides for a certain amount of affordable housing (GC 65915(b)(1). Under State law, a development of five or more units is eligible to receive a density bonus if it meets at least one of the following:

- *Very low income units:* Five percent of the total units of the housing development as target units affordable to very low-income households; or
- *Low Income Units:* Ten percent of the total units of the housing development as target units affordable to low-income households; or

- *Moderate Income Units:* Ten percent of the total units of a newly constructed condominium project or planned development as target units affordable to moderate-income households, provided all the units are offered for purchase; or
- *Senior Units:* A senior citizen housing development of 35 units or more.

Density bonuses and development incentives are based on a sliding scale, where the amount of density bonus and number of incentives provided vary according to the amount of affordable housing units provided.

The City provides a density bonus for inclusionary units when they also meet the requirements of State density bonus law.

As of December 31, 2017, the City had approved 27 density bonus projects that included 49 affordable units. Only two projects with two affordable units did not proceed to construction. In the ten-year period between 2003 and 2013, 68 percent of all units were approved under density bonus subdivisions. Furthermore, in all cases, the number of density bonus units was at least equal to or exceeded the number of inclusionary affordable units required for the project. Therefore, the City's inclusionary housing policy does not serve to constrain housing development.

The City's density bonus ordinance has been amended to be consistent with the amendments to state density bonus law adopted in [20152016](#). When future amendments are adopted, the City will adopt conforming amendments, if needed, within one year.

Table B-38: Approved Density Bonus Projects (2003-2017)

Case #	Total Units	Affordable Units	Income Restriction	Unit Type	Time Restriction	Address	Notes
06-111	9	1	50%	Single-Family	30 Years	817 Sandy Court	Built-renting
05-169	9	1	50%	Single-Family	30 Years	206 Alexander Court	Built -Renting
06-005	18	1	50%	Single-Family	30 Years	1007 Scarlet Way	Built - Sold
06-107	12	1	50%	Single-Family	30 Years	2323 Edinburg Avenue	Approved but Application withdrawn
06-112	14	1	50%	Single-Family	30 Years	813 Dolphin Lane	Built - Renting
08-066	9	1	50%	Single-Family	30 Years	661 Quinten Court	Built - Rented
10-028	12	1	50%	Single-Family	30 Years	1257 Canton Court	Built - Rented
03-090	69	2	60%	Single-Family	30 Years	Coral Cove Way	Built - Sold
		5	60-80%	Multi-Family	Perpetuity	Coral Cove Way	Built
03-009	9	1	50%	Multi-Family	Perpetuity	Paxton Way	Built
11-115/ 09-089	72	6	50%	Multi-Family	Perpetuity	Channel Island Way	Built

Table B-38: Approved Density Bonus Projects (2003-2017)

Case #	Total Units	Affordable Units	Income Restriction	Unit Type	Time Restriction	Address	Notes
04-066	9	1	50%	Multi-Family	Perpetuity	Sheridan Rd./Stewart Way	Built
02-233	20	2	50%	Multi-Family	Perpetuity	639-643 N. Vulcan Avenue	Built
04-021	10	1	50%	Single-Family	30 Years	634 Quail Gardens Ln	Project unlikely to proceed
05-072	10	1	80%	Single-Family	30 Years	685 Calyspo Court	Built - Rented
09-135	19	1	50%	Single-Family	30 Years	1507 Halia Court	Built - Rented
09-200	16	1	50%	Single-Family	55 Years	1335 Desert Rose	Approved
11-063	11	1	50%	Single-Family	30 Years	1085 Primrose	Built - renting
11-189	28	2	50%	Single-Family	30 Years	1140/1144 Urania Ave	Built - renting
98-295	120	10	50%	Multi-Family	55 Years	1100 Garden View	Built - rented
04-040	9	1	50%	Single-Family	30 Years	1165 Kava Court	Built - rented
13-187	9	1	50%	Single-Family	55 Years	378 Fulvia St	Under Construction
15-064	13	1	50%	Single-Family	55 Years	710 & 712 Clark Avenue	Under Construction
14-111	8	1	50%	Single-Family	55 Years	1412 Mackinnon Avenue	Under Construction
15-008	14	1	50%	Single-Family	55 Years	560 Requeza St	Under Construction
13-267	9	1	50%	Single-Family	55 Years	720 Balour Drive	Under Construction
16-211	13	1	50%	Single-Family	55 Years	710 & 714 Requeza St	Under Construction

Source: City of Encinitas, 2018

8.1.10 Growth Management Measures

The City's General Plan, adopted in March 1989, includes an annual residential building limitation along with growth management policies and guidelines. The building limitation is based on the un-built development potential of the City at mid- range density divided by the remaining years of the 25 years build-out period (January 1989 to January 2014). Low- and moderate-income units are exempted from the allocation system, as are single family dwellings on lots established prior to adoption of the City's General Plan.

In 1999, the City analyzed the effectiveness of the growth management plan in regulating the pace of residential growth in Encinitas. The City found that the measure has had no effect on limiting growth in Encinitas. There has not been a single year in which the number of building permit applications has

exceeded the number of available permits. This is due primarily to two factors: low housing production and the cumulative effect of carrying over unallocated permits from year to year. The City stopped accounting for the permit cap shortly after this discovery was made. By 1999, the last year the City calculated permit caps, there were more than 1,200 permits available, more than triple the highest number of new dwelling permits issued in any year since the growth management plan was established. Given the large surplus of available permits, the growth management plan has not posed a constraint on housing production, nor impeded the City's ability to accommodate its share of the regional housing need. Program 3D of this Housing Element calls for rescinding obsolete growth management policies.

8.1.11 Proposition A – Voter's Right Initiative

Proposition A was adopted by voters in June 2013 and requires voter approval of land use changes. Proposition A requires an affirmative vote of the people when publicly or privately initiated changes are proposed to increase the currently allowed intensity or density of development (such as increasing the allowed number of residential units or permitting residences in commercial zones). A vote is also required to convert residentially zoned properties to commercial or mixed use. Not only does Proposition A affect how amendments to planning policy documents are made, but the ballot measure modified building height standards in the City. Proposition A restricts the height of any structure to the lower of two stories or 30 feet, citywide. In cases where the existing codes specify a different maximum height standard, the more restrictive standard applies.

Thus, voter approval is required for amendments that would increase residential densities. On the other hand the voter requirement also creates additional challenges to convert residentially zoned properties to nonresidential, thereby deterring the potential loss of residential land to commercial, office, or industrial uses.

Each of the City's land use designations specifies a density range that includes the identification of how a property owner(s) can build or redevelop their land. Based on recent analysis and conversations with local real estate developers, real estate agents, and property owners; Proposition A has effectively reduced the holding capacity on some of the sites that formerly allowed three-story construction. This results in a decreased capacity in the DCM-1, DCM-2, and D-VCM Zones of the Downtown Encinitas Specific Plan, as well as the N-CM1, N-CM2, NCM-3, and N-CRM1 zones of the North 101 Corridor Specific Plan. On an unconstrained acre, it is estimated that the following averages could be developed under a two-story envelope:

- 19-24 units total for standalone residential (21.5 average)

15 units average when units are above ground floor retail. Since this zoning will not satisfy the State's default density standard of 30 units per acre unless this constraint is removed, sites in the DCM-1 Zone have been assigned to the moderate-income category as viable housing production opportunities at 15 units per acre. Consequently, Proposition A significantly reduced the net residential holding capacity of sites that formerly would have been suitable for lower income housing.

In November 2016, as required by Proposition A, the City placed a proposed Housing Element and related General Plan amendments and re-zonings on the ballot as Measure T. Measure T was not approved by the voters, and Proposition A did act as a constraint on the City's ability to comply with state housing element law.

As part of its adoption of this Housing Element, the City intends to submit to the voters in November 2018 a ballot measure that approves this Housing Element, as well as any General Plan, specific plan, and zoning amendments that may be necessary to permit the necessary densities. If this measure is adopted by the voters, Proposition A will not present a constraint to housing development in the City during the remainder of the 2013 – 2021 planning period. The City will be able to demonstrate adequate capacity to accommodate the City's full fair share of RHNA. To minimize any future constraints created by Proposition A, Program 3C in the Housing Element requires the City to ~~develop strategies~~ *begin developing the sixth cycle Housing Element as soon as RHNA allocations are made in early 2019, well* in advance of the next Housing Element due date (April 30, 2021) to ensure that future housing elements ~~can be developed in a timely fashion~~ *can achieve community support and be* consistent with State law, while still complying with Proposition A.

The applicability of Proposition A to the Housing Element and related General Plan and zoning approvals is the subject of litigation in San Diego County Superior Court. The City will comply with any final judgment related to a vote on this Housing Element and implementing actions.

Please note that Proposition A does not impact the inventory of lands available in previous planning periods or the City's AB 1233 "carryover" analysis. The sites identified in the inventory were available at full capacity throughout the 2005-2013 planning period, which ended on April 30, 2013 before Proposition A was adopted in June 2013.

Consistency with State Density Bonus Law

Proposition A does not interfere with the rights of a developer to obtain density bonuses, parking reductions, concessions, or waivers of development standards, including height regulations, under state density bonus law. As stated in the statute, none of these incentives require a general plan or zoning amendment that would trigger the need for a vote under Proposition A.

8.1.12 Specific Plans

The City of Encinitas has adopted the following specific plans, which offer a range of housing types, densities, and/or mix of uses:

- Downtown Encinitas Specific Plan (Adopted February 9, 1994)
- Encinitas Ranch Specific Plan (Adopted September 28, 1994)
- North 101 Corridor Specific Plan (Adopted May 21, 1997)
- Cardiff-by-the-Sea Specific Plan (Adopted July 21, 2010)
- Home Depot Specific Plan (Adopted September 8, 1993)

The City anticipates that new residential growth will occur in these Specific Plan areas, especially as mixed-use developments. **Table B-39** summarizes the zones where mixed-use developments are permitted.

8.1.13 Downtown Encinitas Specific Plan

The Downtown Encinitas planning area consists of approximately 198.6 acres located within the community of Old Encinitas. The area is bounded by the Pacific Ocean to the west, B Street on the north,

Cornish Drive on the east, and K Street on the south. The purpose of this Specific Plan was to treat the unique aspects, problems, and opportunities of the Downtown Encinitas area, and maintain its identity, community character, and scale, while fostering rehabilitation and successful economic restructuring.

The Specific Plan outlines housing strategies for increasing housing potential in the following areas:

First Street Mixed-use: The mixed-use zone for First Street (D-CM-1) allows residential units above or to the rear of primary commercial uses. Standalone residential is not permitted in this sub-district and residential units are not allowed to exceed 50 percent of the gross floor area of any site. Individual dwellings are required to be a minimum of 350 square feet in floor area. There is no residential density specified. Based on development standards and recent development projects when heights of three stories were allowed, the equivalent of up to 34 dwelling units per acre was constructed, taking into account the commercial portion of a site's development.

Second Street Mixed-use: The mixed-use zone for Second Street (D-CM-2) allows for residential mixed with commercial on a site as well as a limited amount of stand-alone residential. This is allowed to a maximum of 25 dwellings per acre and for no more than 25 percent of the lots (by lot area) along the street.

Cozen's Site: This sub-district (D-VCM) is another mixed-use zone. This zone is similar to the First Street zone in terms of residential use allowance, with no specified residential density but an overall limit by floor area on residential construction. Residential units in this subdistrict will be attached multi-family.

D-OM Zone: The D-OM Zone is another mixed-use zone, which applies to the east side of Third Street between E and F Streets, and is designed to allow office, residential, or mixed office/residential use. Stand-alone residential is limited to 15 dwellings per acre, to match the surrounding zoning allowance on Third Street. Mixed residential also is limited to 15 dwelling units per acre, and there is no proportional limit to the residential share.

Residential East Subdistrict: This zone does not permit attached apartments of three or more units but allows duplex units on all lots of at least 5,000 square feet. The broadened duplex allowance increases the expected residential build-out potential of this neighborhood and allows for the transition of this neighborhood from original single-family to predominantly multifamily use.

Residential West Subdistrict: With a few exceptions, most notably the Pacific View School site, the Residential West subdistrict is zoned D-R15 and D-R25, allowing up to 15 and 25 dwellings per acre respectively. For the most part these zones carry over the citywide R-15 and R-25 zoning provisions, allowing attached multi-family development.

Stand-alone residential development is required to meet citywide parking standards. Units in mixed-use development, however, are subject to a somewhat simplified parking standard, with no more than two off-street parking spaces required for any dwelling. The Specific Plan also offers a voluntary incentive for mixed-use units which are guaranteed to be affordable to low or very low income households. Affordable units are allowed a reduced, one- space per unit parking requirement.

8.1.14 Encinitas Ranch Specific Plan

The Encinitas Ranch Specific Plan is designed to allow agricultural uses to continue operating as a viable business, while permitting a mix of residential, commercial, mixed-use, recreation, and open space uses

to develop on the remaining portions of the project site. The Encinitas Ranch Specific Plan provides residential, commercial, and mixed-use development, in addition to a substantial amount of natural open space, recreational area, and agricultural uses on a total of 852.8 acres, which includes the 29.8 acre Magdalena Ecke Park.

The most intense development within Encinitas Ranch occurs in the Green Valley Planning Area, adjacent to El Camino Real. This area include a 73.8-acre Regional Commercial Center (straddling Leucadia Boulevard) and approximately 24.8 acres of multi-family housing types including townhomes, condominiums and apartments in close proximity to the planned commercial and office uses. Residential densities up to 25 dwelling units per acre are permitted for free-standing residential structures.

Besides the mixed-use development in Green Valley, the West Saxony Planning Area is developed with a mix of traditional residential and office uses. The Encinitas Ranch project also includes single family residential development. Single family dwelling units have been constructed in the Quail Hollow East, North Mesa, South Mesa and Sidonia East Planning Areas.

8.1.15 North 101 Corridor Specific Plan

The North 101 Corridor planning area consists of approximately 231 acres located within the communities of Leucadia and Old Encinitas. The specific plan allocates 83.1 acres of residential-only zoning which includes 10.4 acres of Residential 3 (N-R3), 28.4 acres of Residential 8 (N-R8), 1.4 acres of Residential 11(N-R1), 4.9 acres of Residential 15 (N-R15), 15.8 acres of Residential 20 (N-R20), 10.6 acres of Residential 25 (N-R25), and 11.6 acres of Mobile Home Park (NMHP).

The specific plan has also expanded previous commercial zoning in the North Highway 101 Corridor Specific Plan area to allow residential use. There are five distinct commercial mixed-use zoning classifications in the Plan area. The N-CM- 1, N-CM-2 and N-CM-3 zones provide for stand-alone commercial or commercial and residential uses at a maximum density of 25.0 dwelling units per net acre on the same property or in the same structure, with the intent of providing opportunities for housing and live/work or artisan loft arrangements. The N-CRM-1 zone provides for a variety of development opportunities including: 1) stand-alone commercial; 2) stand-alone residential at a maximum density of 25 dwelling units per net acre; and 3) mixed-use at a maximum density of 25 dwelling units per net acre. The N-CRM-2 zone provides for the same development opportunities as the N-CRM-1 zone except that the maximum density is set at 15 dwelling units per net acre.

8.1.16 Cardiff-by-the-Sea Specific Plan

The Cardiff-by-the-Sea Specific Plan focuses on a small but highly visible and highly valued portion of the Cardiff community. Generally considered the “business district” or sometimes “Downtown Cardiff,” the area is principally a mix of low rise retail, office, institutional, and residential uses. Boundaries of the Cardiff-by-the-Sea Specific Plan are irregular but generally include properties between the west side of San Elijo Avenue and the west side of the alley between Newcastle Avenue and Manchester Avenue; and from the south side of Mozart Avenue to the north side of Orinda Drive.

Within the Cardiff-by-the-Sea Specific Plan area are four separate Planning Areas, two of which allow residential uses of up to 11 dwelling units per acre. Planning Area 1 is roughly bound by Mozart Avenue on the north, Montgomery Avenue on the east, Birmingham Drive on the south, and San Elijo Avenue on the west. Single- and multi-family housing, professional and administrative offices, and restaurants define

this Planning Area. This Planning Area functions as a transition between the residential area to the south and the commercial area to the north. More than half the area is developed residentially.

8.1.17 Home Depot Specific Plan

The Home Depot Specific Plan area encompasses a total of approximately 55.5 acres in the north central part of the City of Encinitas. The Specific Plan has been subdivided into four planning areas, one of which allows residential uses of up to 5 dwelling units per acre. The Encinitas General Plan allows for a maximum density of 5 dwelling units per acre and a midrange density of 4 dwelling units per acre in Planning Area 2. Planning Area 2 includes 17 single- family detached homes on approximately 6.5 acres (net) at a net density of 2.6 dwelling units per acre.

Table B-39: Land with Mixed-use Potential			
General Plan Code	Description	Mixed-use Type	Density Allowed (Du/Ac)
D-CM-1	Mixed-use	Mixed-use: Commercial with Residential	Approximately 34 du/acre (realistic limit of 15 du/acre with two stories); limited to 50% of site's building floor area; floor area bonus for affordable housing.
D-CM-2	Mixed-use	Commercial with Residential (free-standing (single family or multi-family) or mixed-use)	25 du/ac; free-standing limited to 25% of the zone district's total lot acreage; mixed-use is limited to 50% of site's building floor area; floor area bonus for affordable housing.
D-VCM	Mixed-use	Mixed-use: Visitor-serving commercial -with multi-family residential	18 du/ac and limited to 30% of the ground floor area and 50% of the site's building floor area.
D-OM	Mixed-use	Commercial with Residential (free-standing single family (detached or attached) (Duplex; Senior. or mixed-use)	15 du/ac; mixed-use limited to 50% of the ground floor area.
N-CM-1	Mixed-use	Mixed-use: Commercial with Residential	25 du/ac and limited to 50% of the site's building floor area.
N-CM-2	Mixed-use	Mixed-use: Commercial with Residential	25 du/ac and limited to 50% of the site's building floor area
N-CM-3	Mixed-use	Mixed-use: Commercial with Residential	25 du/ac and limited to 50% of the site's building floor area
N-CRM-1	Mixed-use	Commercial with Residential (free-standing single family (detached or attached) or mixed-use)	25 du/ac; mixed-use limited to 50% of the site's building floor area
N-CRM-2	Mixed-use	Commercial with Residential (free-standing single family (detached or attached) or mixed-use)	15 du/ac; mixed-use limited to 50% of the site's building floor area
ER-MU-1	Mixed-use	Mixed-use: Commercial with Residential	25 du/ac
ER-MU-2	Mixed-use	Mixed-use: Commercial with Residential	20 du/ac

8.2 Residential Development Standards

Citywide, outside the specific plan areas, the City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. The following summarizes the City's existing residential zoning districts. New zones created to implement the adequate lands inventory to accommodate the RHNA share of lower income households will be discussed separately.

- *Rural Residential (RR) – 0.125 to 0.5 du/acre:* Rural Residential is intended to provide for very low density single-family detached residential units on larger lots ranging in size from two to eight net acres with maximum densities of 0.5 to 0.125 units per net acre for compatibility with the more rural areas of the City. Parcels located in flood plain areas are designated 0.125 units per acre (8 net acre lots). One primary dwelling is permitted on each legal lot.
- *Rural Residential 1 (RR-1) – 1.0 du/acre:* Rural Residential 1 is intended to provide for low density single-family detached residential units with minimum lot sizes of one net acre and maximum densities of 1.0 unit per net acre for rural area compatibility. One primary dwelling is permitted on each legal lot.
- *Rural Residential 2 (RR-2) – 2.0 du/acre:* Rural Residential 2 is intended to provide for low density single-family detached residential units with minimum lot sizes of 21,500 net square feet and maximum densities of 2.0 units per net acre, as a transition from the rural to the more suburban areas within the City. One primary dwelling is permitted on each legal lot.
- *Residential 3 (R-3) – 3.0 du/acre:* Residential 3 is intended to provide for single-family detached residential units with minimum lot sizes of 14,500 net square feet and maximum densities of 3.0 units per net acre, as a rural to suburban transition. One primary dwelling is permitted on each legal lot.
- *Residential 5 (R-5) – 5.0 du/acre:* Residential 5 is intended to provide for lower density suburban development consisting of single-family detached units with minimum lot sizes of 8,700 net square feet and maximum densities of 5.0 units per net acre. One primary dwelling is permitted on each legal lot.
- *Residential 8 (R-8) – 8.0 du/acre:* Residential 8 is intended to provide for suburban single-family detached residential units with minimum lot sizes of 5,400 net square feet and maximum densities of 8.0 units per net acre. One primary dwelling is permitted on each legal lot.
- *Residential RS-11 (RS-11) – 11.0 du/acre:* Residential RS-11 is intended to provide for single family detached residential units with minimum lot sizes of 3,950 net square feet and maximum densities of 11.0 units per net acre. One primary dwelling is permitted on each legal lot.
- *Residential 11 (R-11) – 11.0 du/acre:* Residential 11 is intended to provide for a variety of residential development types found within the coastal areas, ranging from single-family detached units to single-family attached units, such as condominiums, townhouses, and senior housing. The minimum lot size is 3,950 net square feet and the maximum density is 11 units per net acre.

- *Residential 15 (R-15) – 15.0 du/acre:* Residential 15 is intended to provide for higher density residential development within the coastal areas including single-family units (attached and detached), duplex units, and senior housing, with a maximum density of 15 units per net acre.
- *Residential 20 (R-20) – 20.0 du/acre:* Residential 20 is intended to provide for compatible high density multiple-family residential development including apartments, condominiums, and senior housing, with a maximum density of 20 units per net acre.
- *Residential 25 (R-25) – 25.0 du/acre:* Residential 25 is intended to provide for compatible high density multiple-family residential development including apartments, condominiums, and senior housing, with a maximum density of 25 units per net acre.
- *Mobile Home Park (MHP) – 11.0 du/acre:* Mobile Home Park is intended to provide exclusively for mobile home park development with a maximum density of 11 units per net acre for new or redeveloped parks.

The City's Zoning Code also regulates the physical development of land by imposing minimum standards on lot size, lot width and depth, setbacks, and by placing maximum limits on lot coverage and floor-area ratio (FAR). These development standards are intended to control for unacceptable mass and bulk, ensure proper scale of development, provide minimum light, air, and open space for every lot, and minimize the potential for spillover and edge effects between uses. City-wide, the standards vary among zoning categories and are "fine-tuned" for the specific plan areas. The City's determination of realistic site capacity reflects these standards.

Table B-40: Residential Development Standards

Zoning District	Maximum Density	Maximum Building Height (ft.)	Minimum Net Lot Area (sq. ft.)	Minimum Lot (ft.)		Setbacks (ft.)			Maximum Lot Coverage
				Width	Depth	Front	Rear	Side	
RR	0.125 (8 ac flood plain) 0.25-0.5 (2-4 ac, depending on slope)	26	2 acres	110	150	30	25	15-20	35
RR-1	1	26	1 acre	110	150	30	25	15	35
RR-2	2	22-26	21,500	100	150	30	25	10-15	35
R-3	3	22	14,500	80	100	25	25	10	35
R-5	5	22	8,700	70	100	25	25	10	35
R-8	8	22	5,400	60	90	25	25	5-10	40
R-11/ RS-11	11	22	3,950	40	90	20	20	5-10	40
R-15	15	22	20,000	100	150	20	15-20	5-20	40
R-20	20	22	20,000	100	150	20	15-20	5-20	40
R-25	25	22	20,000	100	150	20	15-20	5-20	40
MHP	11	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Source: City of Encinitas Zoning Code, 2011.

8.3 Minimum Lot Sizes

Minimum lot sizes and dimensions (width and depth) correspond to their residential density categories such that application of these standards will allow planned density to be achieved. For example, the R-11 zone requires a minimum lot size of 3,950 square feet (sf) per dwelling unit (du) and minimum dimensions of 40 feet by 90 feet, which is less than the 3,960 sf/du minimum required to achieve a density of 11 du/acre (43,560 sf /11 du = 3,960 sf/du). Additionally, City ordinances allow some flexibility for legal non-conforming lots whose sizes may not meet current minimum standards. For example, a duplex development is permitted on legal lots as small as 5,000 sf (2,500 sf/du). Therefore, minimum lot size and lot dimension standards do not constrain the ability to achieve planned densities.

8.4 Setbacks

Minimum setback or yard requirements vary among the residential zones. The primary purposes of imposing setbacks is to ensure adequate air and light between properties, to ensure adequate on-site access and circulation, to provide opportunities for private open space areas (yards), and to separate uses between properties to minimize conflicts and potential life/safety hazards. Generally speaking, setbacks are tied to lot size, meaning smaller lots have lower minimum setbacks, and larger lots require larger “yards.” As with other development standards, the Zoning Code and specific plans provide flexibility to minimum requirements under certain circumstances. For example, in the R-15 through R-30 zones, the minimum side yard requirement can be reduced from 15 feet to five feet for existing legal lots that do not meet current minimum lot size requirements. Also, the front yard requirement can be reduced from 20 feet to 15 feet in cases where parking access can be taken from an abutting alley. While it is possible that setback requirements may inhibit maximum density from being realized in some cases, there is enough flexibility in the current ordinances that setback requirements do not constitute a significant constraint on residential development. Setback requirements have been considered in the City's calculation of realistic site capacity.

8.5 Lot Coverage and FAR

Lot coverage and floor area ratio (FAR) standards are intended to control bulk, mass, and intensity of a use. Lot coverage limits a building's footprint and is defined as the percentage between the ground floor area of building(s) and the net area of a lot. FAR limits the total usable floor area and is expressed as a ratio between the bulk floor area of building(s) and gross lot area. In most residential-only zones (except R-30), while maximum lot coverage ranges between 35 to 40 percent, a FAR of 0.6 applies only in the middle density zones (R-5 to R-11/RS-11). Floor area ratio limits do not apply to the higher density multi-family zones, nor do they apply to any but three of the specific plan mixed-use zones (D-CM-2, D-OM, and D-VCM). As applied to residential development, these standards may only limit the size of dwelling units, and do not limit the number of units, which is an expression of density (that is, zoning). FAR, combined with height limitations, can potentially prevent maximum density from being achieved in certain cases. This is most likely to be the case in older, small lot areas, but as discussed under “Residential Height Limits”, the City has adopted more flexible zoning standards to encourage infill and redevelopment in these areas.

To examine whether the FAR limitation alone or in combination with other development standards has resulted in development at less than maximum density, the City reviewed records of new construction

between 2000 and 2007 in the R-11 and D-CM-2 zones. During this time period some 85 new units were constructed in the R-11 zone. Only three properties developed at less than maximum density, none of which appeared to have been constrained by FAR or other development standards. Two of the properties developed as single-family homes with an accessory unit and the third developed as a single-family dwelling only. Also, during this period, five mixed-use projects were constructed in the D-CM-2 zone. Three of these developed at or near the maximum 0.65 FAR, only one of which achieved maximum density. The others that did not develop at maximum density could have if the non-residential floor area was dedicated to residential use (this zone allows standalone residential). Therefore, while it is conceivable that some combination of development standards may preclude maximum density from being realized under unique circumstances, the City's analysis has not identified any such constraints in the multi-family or mixed-use zones. Lot coverage and FAR do not constrain the ability to achieve planned densities.

8.6 Building Height

Residential building height in the rural residential zones (R through RR-1 and RR-2 for standard lots in Olivenhain) is permitted up to a maximum of 30 feet without discretionary review (26 feet in height if the structure consists of a flat roof). For most other residential zones, building height is limited to two-stories and 22 feet (flat roof)/26 feet (pitched roof). These restrictions on height in most cases do not pose a significant constraint to the provision of housing and reinforces the community's need to protect the existing character, views and quality of the communities within Encinitas. Higher density housing can be constructed within these height limits as demonstrated by the City's development history, particularly in the Downtown Encinitas Specific Plan area where there is no density limit. The City has demonstrated that higher density and affordable housing can be, and is being, constructed within these height parameters.

Relative to Proposition A, the ballot measure established a citywide height limitation and new method for establishing where height is measured from (the lower of natural or finished grade). Previously, in some circumstances (before Proposition A) an approved subdivision may have established the finished pad elevation from which building height is measured with consideration given to on-site and surrounding terrain. The purpose of the new method of measuring height is to discourage excessive grading activity and the building up of pads. This helps minimize impacts to the topography and adjacent views. Some architectural elements may project up to four feet above the height limit.

As part of the required upzoning of lower income sites, a measure will be placed on the ballot to allow heights of three stories and 37 feet on lower income sites where developments achieve a minimum density of 25 units per acre. These exceptions will be applied only to those site-specific parcels as identified in the rezoning program and will require inclusion of some two-story elements. Even without an amendment to the height limit, however, local developers have confirmed that R-25 sites could develop at densities of 19-24 units per acre under the Proposition A limits.

The building envelopes resulting from the height limits discussed above, combined with other development standards such as setbacks, results in sufficient area to realize the density of dwellings as planned for individual lots. That is, the existing or proposed height limits are intended to allow planned density to be achieved. While certain lots in the City may be impacted by physical limitations, such as non-conforming lot areas and/or unusual shapes or topography, such properties can seek relief from development standards through the variance process. Also, since substandard lot conditions are most

likely to occur in the older parts of the city, flexibility in the zoning regulations has been provided in those areas through the adoption of specific plans.

8.6.1 Net Lot Area

The City's General Plan and Zoning Code require that certain constrained lands be excluded from net lot area. The net lot area is then utilized to calculate the project density. For purposes of density, the gross lot area is reduced by the presence of steep slopes as follows: the density for properties containing slopes is calculated based on the following:

- Zero to 25 percent slope – no deduction (100 percent density);
- 25-40 percent slope – half of area deducted (50 percent density); and
- Slopes greater than 40 percent, plus or minus area completely excluded (no density allowance).

Other constrained areas are deducted as well, including floodplains, beaches, permanent bodies of water, significant wetlands, major utility easements, railroad track beds or rights-of-way, and easements for streets and roads. According to SANDAG (2030 Forecast, 2005 Inputs), approximately ½ of the remaining land otherwise available for residential development in Encinitas (excluding the Downtown and North Highway 101 specific plan areas) is environmentally-constrained. However, almost 99 percent of the identified constrained lands occur in the lower residential density categories: 1 du/acre through 8 du/acre. Land at these densities is capable of supporting above-moderate income housing. As demonstrated in the Housing Resources section of this Housing Element, the City has sufficient land to support the regional share for all income levels, even with the environmental constraints identified above.

8.6.2 Parking Standards

Adequate off-street parking shall be available to avoid street overcrowding. Parking requirements for single-family and multi-family residential uses in Encinitas are summarized in **Table B-41**.

Table B-41: Parking Requirements	
Type of Residential Development	Required Parking Spaces
SRO Hotels and Temporary Shelters	1 space for every 2 units
Single-Family or Two-Family Dwelling	2 enclosed parking spaces for each unit up to 2500 square feet of floor area. 3 spaces for dwelling units in excess of 2500 square feet. Any parking space over 2 spaces may be enclosed or unenclosed.
Multiple-Family Apartments (including Mobile Home Parks)	
Studio Apartments	1.5 spaces per unit + 0.25 spaces per units
1-2 Bedroom Units	2 spaces per unit + 0.25 spaces per units
3+ Bedroom Units	2.5 spaces per unit + 0.25 spaces per units
Accessory Apartments	1 space
Source: City of Encinitas Zoning Code, 2010.	

The relaxing of parking standards is often used as an incentive to induce the redevelopment of existing buildings and the creation of affordable dwelling units. The City has provided this incentive within the

Downtown Encinitas and North 101 Corridor Specific Plans. The specific plans require only one space per unit for units that are guaranteed affordable to low or very low income households. This provides an incentive for affordable housing construction. Additionally, the majority of residential projects in the City are eligible for density bonus and can elect to use the lower standards permitted by state density bonus law (one onsite space per unit for studio to one bedroom units, two onsite spaces per unit for two to three bedroom units, and 2.5 onsite spaces per unit for four or more bedroom units, inclusive of guest and disabled parking spaces).

Through the conditional use permit process, the City can also consider a less stringent parking requirement if a site-specific parking study clearly demonstrates that traffic circulation, public safety, coastal access, and the availability of public on-street parking are not impaired. The Zoning Code also provides for case-by-case evaluation of proposed joint-use parking agreements and off-site parking arrangements.

Not only does the required number of parking spaces affect the development potential of a property, but the physical design of the required parking can also affect it as well. The Planning Commission has the authority to establish and amend from time to time parking design guidelines, which govern parking space layout, minimum dimensions, location, circulation, landscaping, surfacing materials and the like.

While off-street parking standards can affect planned residential density, especially for small lots and in-fill areas, this potential constraint is mitigated by the incentives and flexible standards described above. However, the Housing Element includes Program 3A to amend the zoning code parking standards for affordable, mixed-use and transit-oriented housing projects and to ensure that the parking standards do not constrain realistic capacity.

8.6.3 Flexibility in Development Standards

In addition to the variability and flexibility in the development standards described above, the Zoning Code also provides potential for further flexibility through the Lot Area Averaging and Planned Residential Development (PRD) entitlement processes. Implemented through a conditional use permit, these provisions encourage more creativity and flexibility in design to minimize grading, preserve significant natural resources or topographical features, and promote more efficient and economical use of land. Where the lot averaging and PRD processes are not appropriate but relief from the above standards is still warranted, the opportunity for a variance approval exists. As such, the above standards collectively do not pose a significant constraint to residential development overall, and the sites identified in the Housing Element have adequate capacity to accommodate the City's RHNA.

8.6.4 Mid-range Density

Projects resulting in five or more residential units/lots are limited to the mid-point density of the applicable zoning category. Project applicants may request to exceed the mid-point if findings can be made that the proposed project excels in design excellence or provides extraordinary community benefits. To avoid this midpoint limitation, most developers elect to develop at the maximum permitted density with a density bonus. Thus the policy has had the actual effect of increasing the number of both market-rate and affordable units built in the City.

This policy will be eliminated on sites rezoned to accommodate lower income housing.

8.7 Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions shall identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, accessory dwelling units, mobile homes, emergency shelters, and housing for persons with disabilities.

Table B-42 below summarizes the various housing types permitted within the City's zoning districts.

Table B-42: Use Regulations for Residential Districts					
Use	RR, RR-1, RR-2	RS-11, R-3, R-5, R-8	R-11, R-15	R-20, R-25	MHP
Single-Family Dwelling	P	P	P	P	P
Accessory Dwelling Unit	P	P	P ¹	P ¹	P ¹
Multi-Family Dwelling	X	X	P	P	X
Mobile Home Park	X	X	C	C	P
Manufactured Housing	P	P	P	P	P
Residential Care Facility (6 or fewer)	P	P	P	P	X
Residential Care Facility (7 or more)	C	C	C	C	X
Notes: 1 - in conjunction with an existing single-family residence or the construction of a new single-family residence on a lot zoned for single-family or multifamily use					

8.7.1 Single-Family Dwelling

A "single-family dwelling" is defined in the Zoning Code as a one-family dwelling, attached or detached, located on separate lots or parcels exclusively for residential occupancy. Single-family dwellings are permitted in all residential zones. The City's definition of "family" does not limit the number of unrelated persons who may be considered a "family," as discussed later in this Appendix.

8.7.2 Accessory Dwelling Unit and Junior Accessory Dwelling Unit

Accessory dwelling units (ADUs) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Junior accessory dwelling units (JADUs) have access to the main home, may share a bath, and have limited kitchen facilities. Accessory dwelling units may be an alternative source of affordable housing for lower-income households, seniors, family members, and live-in assistants enabling owners to age in place.

As described in Program 1C, the City has adopted flexible ADU standards to encourage ADU production. Those standards allow both an ADU and a JADU on one lot, reduce setbacks, and increase floor area. The City also waives development fees for ADUs.

8.7.3 Multi-Family Dwelling

According to the State Department of Finance, multiple-family housing consisted of approximately 22 percent of the 2010 housing stock in Encinitas. In 2017 that number was approximately the same. The Zoning Code allows multi-family developments as a permitted use in the higher density residential zones (R- 15, R-20 and R-25). The maximum density for the R-25 zones is 25 units per acre.

Program 1B provides for upzoning the proposed lower income sites to a maximum density of 30 units per acre.

8.7.4 Mobile Home Parks and Manufactured Housing

Manufactured housing and mobile homes can be an affordable housing option for low and moderate income households. According to the California Department of Finance, there were 770 mobile homes in the City as of January 2010. In 2017, that number was estimated to be 678 units. A mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. The Encinitas Municipal Code does not define manufactured housing. However, factory-built modular homes, constructed in compliance with the City's construction codes, and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, are considered single-family dwellings and treated as such. Mobile Home Parks require a Conditional Use Permit (CUP) in the R-11 and the higher density residential zones (R-15, R-20 and R-25) and are a permitted use in the MHP zone.

8.7.5 Residential Care Facilities

Residential care facilities licensed or supervised by a federal, state, or county agency provide 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Several state laws, including the Community Care Facilities Act (California Health and Safety Code) and Lanterman Developmental Disabilities Services Act (California Welfare and Institution Code), require that State-licensed residential care facilities serving six or fewer persons (including foster care) be treated as a regular residential use and therefore shall be permitted by right in all residential zones allowing residential uses. These facilities cannot be subject to more stringent development standards, fees, or other standards than the same type of housing in the same district.

In accordance with these provisions, Encinitas allows residential care facilities serving six or fewer persons within all residential zones. Residential care facilities serving more than six persons are conditionally permitted in all single-family residential zones when located on a prime arterial roadway, and conditionally permitted in all multi-family zones. Conditions for approval are similar to those of similar uses in the same zone.

8.7.6 Emergency Shelters

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone shall have sufficient capacity to accommodate at least one year-

round shelter and accommodate the City's share of the regional unsheltered homeless population. In 2017, the January homeless count found 33 sheltered and 84 unsheltered individuals.

The City of Encinitas' Zoning Code does not explicitly address emergency shelters. Housing Element Program 2E provides that the City will amend its Zoning Code by November 2018 to permit homeless shelters by right, without discretionary review, within the Light Industrial (LI) and Business Park (BP) zones, consistent with State law. Areas designated as Light Industrial and BP total approximately 28 acres. A small concentration of various light industrial uses are all tightly clustered, with some commercial services, in a specific area located off of Westlake Street (south of Encinitas Boulevard). Uses in this light industrial area include storage facilities and some service-related uses, such as auto body repair. Located at the corner of Westlake Street and Encinitas Boulevard are bus stops going to and from the Town Center (Route 309). Within this area, two parcels are vacant (0.46 acre). These zones will be more than able to accommodate, in vacant and underutilized properties or through conversion of warehouse buildings, at least one emergency shelter for Encinitas' unsheltered homeless population of 84 individuals.

8.7.7 Transitional Housing

Government Code Section 65582 defines "transitional housing" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculating of the assisted unit to another eligible program recipient at some predetermined future point in time, that shall be no less than six months from the beginning of assistance. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can be located in single-family homes but is usually located in multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

Currently, transitional housing facilities are included in the Encinitas Zoning Code as residential care facilities. Program 2E in the Housing Element provides that the City will amend its Zoning Code to allow transitional housing to be considered a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone.

8.7.8 Supportive Housing

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. Government Code Section 65582 defines "supportive housing" as housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means persons with lower incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code, who include persons diagnosed with a developmental disability before age 18) and may, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. Similar to transitional housing, supportive housing may be located in single-family homes or multi-family apartments.

Supportive housing includes a service component either on- or off-site to assist the tenants in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The Encinitas Zoning Code does not currently address the provision of supportive housing. Program 2E in the Housing Element contains a program to amend the Zoning Code to allow supportive housing to be considered a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone.

8.7.9 Single Room Occupancy Units (SROs)

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit. The Encinitas Zoning Code does not contain specific provisions for SRO units.

The City permits SROs in the DCM-1 zone with a major use permit. Additionally, the City will amend the Zoning Code to permit SROs in multifamily zones.

8.7.10 Tiny Homes

The City has also expressed its interest in exploring the concept of “tiny homes” The tiny house movement (also known as the “small house movement”) is a description for the architectural and social movement that advocates living simply in small homes. There is currently no set definition as to what constitutes as tiny home in the City’s Zoning Code; however, a residential structure under 500 square feet is generally accepted to be a tiny home. The City has no minimum unit size that would limit the provision of tiny homes.

8.7.11 Farmworker Housing

The City of Encinitas has established an agricultural overlay zone and, within the Encinitas Ranch Specific Plan, an Agricultural (AG) zone. The Specific Plan further specifies that farm employee housing requires the approval of a minor use permit.

The City will amend the Zoning Code to comply with State laws with regard to agricultural worker housing. Specifically, pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household is permitted by right in an agricultural land use designation. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted wherever a residence is permitted. To comply with state law no conditional use permit or variance will be required.

8.7.12 Housing for Persons with Disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions)

in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

8.7.13 Land Use Controls

Under State law, small licensed residential care facilities for six or fewer persons shall be treated as regular residential uses and permitted by right in all residential districts. Encinitas allows residential care facilities serving six or fewer persons within all residential zones. Residential care facilities serving more than six persons are conditionally permitted. The City has not adopted a spacing requirement for residential care facilities.

8.7.14 Definition of Family

A restrictive definition of "family" that limits the number of unrelated persons and differentiates between related and unrelated individuals living together is inconsistent with the right of privacy established by the California Constitution. The City of Encinitas Zoning Code defines a "family" as "one or more persons, an individual or two (2) or more persons related by blood, marriage or adoption, or a group including unrelated individuals bearing the generic character of and living together as a relatively permanent unit sharing such needs as cooking facilities. Family shall also mean the persons living together including the licensee, the members of the licensee's family, and persons employed as facility staff in the following facilities licensed to serve six (6) or fewer persons: A) a licensed "residential facility", as that term is defined in the California Community Care Facilities Act, California Health & Safety Code Section 1500 et. Seq; B) a licensed "residential care facility for the elderly", as that term is defined in the Residential Care Facilities for the Elderly Act, California Health & Safety Act, Section 1569 et. seq.; C) a licensed "congregate care" or "intermediate care facility, as defined in California Health & Safety Code Section 1250; or D) a licensed Alcohol and Drug Abuse Recovery Treatment Center, as defined in the Uniform Controlled Substances Act, California Health & Safety Code Section 11000 et seq." The City's definition of family does not limit the number of unrelated persons living together and does not need to be amended.

8.7.15 Building Codes

The Building and Safety Division actively enforces Titles 11A and 11B of the California Building Code and Americans with Disability Act provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Section 233.3.2 of the 2010 ADA Standards for Accessible Design requires that a percentage of units in a housing development provide mobility accessibility features and communications features. Other features, such as accessible parking spaces, accessible route of travel, and accessible baths are also required.

8.7.16 Encroachment Permit Procedure

Encroachment permits for structures within public rights-of-way are handled administratively by the Engineering Services Department. Improvements designed to improve accessibility (such as a wheelchair ramp) that encroach on the public right-of-way needs a Permanent Encroachment permit with a Maintenance and Removal Covenant. The applicant provides a drawing of the proposed improvements in

relation to the public right of way, which is then reviewed by the City Engineer. The improvements shall be completed by a licensed and insured general contractor. There is a nominal permit fee as well as a small recording fee. The City's permit processes for waivers and encroachments are relatively simple and expeditious and do not constitute a constraint to reasonable accommodations for persons with disabilities.

8.7.17 Retrofitting and Barrier Removal

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the California Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

8.7.18 Permits and Review Procedures

The City does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. Generally, if structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, review would be required as for any other new residential structure.

Many residential projects in the City require some level of design review. The design review and hearing process is the same for group homes and special needs housing for persons with disabilities as for other residential projects. The City's design review process has not been used to deny or make infeasible a housing project for persons with disabilities.

8.7.19 Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

Encinitas currently provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities. Applicants for development projects may apply for a variance from development standards if circumstances warrant. Certain minor variances may be granted by the City's zoning administrator, while other variance requests are approved by the Planning Commission. In either case, rather strict findings must be made in order to grant a variance. As such, the formal variance procedure may not be the appropriate vehicle to consider requests for reasonable accommodations. Housing Element Program 5A states that the City will amend the Zoning Code to adopt a reasonable accommodation ordinance.

8.8 Development and Planning Fees

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. These fees have not been found to act as a constraint to the development of housing in Encinitas.

Table B-43 summarizes the most common planning and development impact fees for the City of Encinitas and other North County Coastal cities. In general, the City's fees are comparable to those imposed on developments in other North San Diego communities.

Development fees vary depending on housing type and the location of the project. However, generally, a developer can expect to pay approximately \$5,000 in total planning fees for a typical single-family dwelling unit. For a small multi-family project (five to ten units), fees total approximately \$6,000 per unit (1,200 square feet). Given the high land costs in Encinitas, the City's planning and development fees represent only a small percentage of the overall development costs and do not serve to constrain housing development.

Table B-43: Regional Comparison of Planning and Development Fees (2018)				
	Encinitas ¹	Carlsbad ²	Oceanside ³	Solana Beach ⁴
Planning Fees				
Coastal Development Permit	\$1,600	\$910-\$3,774	\$3,000 - \$4,000	
Design Review/Development Review	\$274-\$4,800	--	\$5,000-\$6,435	\$3,030-\$10,000
Major Use Permit/Conditional Use Permit	\$6,000	\$4,765	\$5,000	\$9,300
Minor Use Permit	\$2,110	\$798	\$3,000	\$2,327
Tentative Parcel Map	\$4,555	\$4,044	Deposit Account	--
Final Parcel Map	\$355	\$3,115	--	--
Tentative Subdivision Map	\$13,000 (plus \$650 per lot in excess of 5 lots)	\$4,044 - \$17,501	Deposit Account	\$8,674-\$10,858
Final Subdivision Map	\$520	\$7,964	--	\$4,002-\$5,777
Variance	\$1,580-\$3,810	\$3,005	\$4,000	\$2,163
Plan Check	\$70-\$1,000	70% of building permit	--	--
Environmental Review-Initial Study	\$5,055	--	\$5,000 Deposit Account	\$291 plus cost
General Plan Amendment	\$13,000-\$20,000 (Plus staff time and costs)	\$4,537-\$6,544	\$10,000	\$10,000

Table B-43: Regional Comparison of Planning and Development Fees (2018)

	Encinitas ¹	Carlsbad ²	Oceanside ³	Solana Beach ⁴
Impact/Capacity Fees				
Parks and Recreation Fee	\$5,423- \$9,220/unit	\$3,696- \$7,649/unit	\$4,431/unit	\$600/unit
Open Space Land Acquisition	\$287 - \$438/unit	--	--	--
Trail Development Fee	\$107 – \$168 unit	--	--	--
Community/Public Facilities Fee	\$387-\$571/unit	--	\$2,621/unit	1% of valuation
Affordable Housing In-Lieu Fee	--	\$2,915- \$4,515/unit	\$1,000/project + \$100/unit plus \$5.80/sq ft	--
Sewer Connection Fee	\$2,680 - \$4,006/unit	\$934/unit	\$7,794/unit	--
Public Art Fee	--	--	--	0.5% of valuation
Traffic Impact Fee	\$2,680 to \$4,006/unit	\$111 - \$329 per ADT	--	SF: \$3,623/unit MF: \$2,899/unit
School Facilities Fee	--	--	\$3.20 - \$3.48/sq. ft.	--
Water Connection Fee	SDWD: \$8,940 - \$49,608 OMWD: \$12,807 - \$82,697	--	--	--
Source: Cities of Encinitas, Carlsbad, Oceanside and Solana Beach, 2018. Notes: (1) effective Jan 1, 2018 (2) Effective Jan 1, 2018 (3) effective April 1, 2017 (4) effective 2011				

8.9 On and Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). Thus, these are costs that will be added to the sale or rental price of housing. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are not seen as a constraint to the development of housing within the City.

Unlike most cities, Encinitas does not impose standardized infrastructure requirements. Adopted policies in other elements of the General Plan call for street and sidewalk improvement standards adequate to serve and protect public safety but are tailored to specific community and neighborhood design needs. This approach is expected to result in requirements less stringent and less costly than the normal type of

citywide engineering requirements imposed by most municipalities. The improvements and exactions required for residential development are limited to those improvements needed to allow the project based on its impacts.

For single-family residential development on vacant land, examples of typical on-site improvements might include stormwater detention facilities, roads, sidewalks, perimeter walls, fire hydrants and emergency access drives, and recreational trails. The Fire Department may require fire breaks and fuel management areas if a project is within or near brush areas. Multifamily developments may also include common open space and recreation areas, as well as lockable storage areas.

Typical off-site improvements for both single-family and multi-family developments might include: new curbs, gutters, and sidewalks, recreational trail facilities, road improvements and traffic control needed to serve the development, street trees, and landscaping. Utilities may need to be upgraded or installed to serve the development, including water mains, sewer mains, stormwater pollution prevention measures, and undergrounding of electric utilities.

Infill residential projects may be required to install any of the example improvements listed above, depending on site-specific circumstances and neighborhood needs. As mentioned previously, required site improvements are limited to just those needed to serve the project and offset related impacts.

For residential projects, there is no fixed landscaping requirement as a percentage of the total site. However, projects subject to design review, such as single-family subdivisions and multi-family projects are required to submit landscaping plans as part of the overall project. Multifamily projects are required to maintain a landscape buffer when adjacent to a rural residential or single-family zone. Specific landscaping requirements may vary from city-wide standards in the various specific plan areas. For projects not subject to design review (for example, a new single-family home on an individual lot), an approved landscaping plan is generally not required. Open space requirements apply to residential projects under certain circumstances such as the presence of steep slopes, floodplains, sensitive habitat, or other environmentally constrained features. For example, properties subject to the Hillside/Inland Bluff Overlay Zone shall preserve undisturbed or restored areas that exceed 25 percent in slope in an open space easement or deed restriction. The purpose of such restrictions is to protect environmentally or geologically sensitive areas from the adverse effects of development.

Open space requirements can be applied through Lot Area Averaging and Planned Residential Development (PRD) projects. A primary purpose for lot averaging and PRD projects is to allow design flexibility to protect sensitive areas and significant topographic features while maintaining the ability to achieve planned densities. Open space reservations also provide a recreational amenity for the residents of such developments. For example, the PRD standards require that 40 percent of a development site contain both developed and undeveloped open space for the purposes of preserving natural and sensitive areas while providing common recreational and private use areas.

Public street widths are specified in the City's Municipal Code (23.36.090). The City requires a standard right-of-way of 30 feet for residential and light collector streets. These improvement requirements are typical and do not constrain housing development. These are typical standards acceptable to the Encinitas Fire Protection Department and County Fire.

8.10 Building Codes and Enforcement

The City of Encinitas' construction codes are based upon the California Code of Regulations, Title 24 (Building, Plumbing, Mechanical, Electrical and Housing Codes) and are considered to be the minimum necessary to protect the public health, safety and welfare of the City's residents. The City has also adopted the Uniform Fire Code (UFC). Code enforcement is conducted by the City and is based on systematic enforcement in areas of serious concern and on a complaint basis throughout the City. The Code Enforcement Division works with property owners and renters to assist in meeting State health and safety codes. The Code Enforcement Division has not found any structures to be unfit for human occupancy as a result of its code enforcement efforts.

8.11 Local Permits and Processing Times

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: completeness of the development application and responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project, but most residential projects are approved in three months to one year. **Table B-44** provides a detailed summary of the typical estimated processing procedures and timelines of various types of projects in the City.

Table B-44: Processing Times				
Project Type	Reviewing Body	Public Hearing Required	Appeal Body (if any)	Estimated Total Processing Time
Single-Family Subdivision	≤4 lots: Development Services Director ≥5 lots: Planning Commission	Yes	City Council; Coastal Commission in Coastal Commission appeal jurisdiction	≤4 lots: 3-6 months ≥5 lots: 6 months to 1 year
Multiple-Family	Planning Commission	Yes	City Council; Coastal Commission in Coastal Commission appeal jurisdiction	6 months to 1 year
Multiple-Family (with subdivisions)	Planning Commission	Yes	City Council; Coastal Commission in Coastal Commission appeal jurisdiction	6 months to 1 year
Mixed-use	Planning Commission	Yes	City Council; Coastal Commission in Coastal Commission appeal jurisdiction	6 months to 1 year

At a minimum, building permits are required to construct any new or structurally-remodeled dwellings. New single-family units and multi-family development proposals are subject to design review. Land subdivisions require approval of a parcel or subdivision map. Proposed residential development within the Coastal Zone is also subject to approval of a Coastal Development Permit. In all residential zones single-family and multi-family development is permitted by right, that is, not subject to a conditional use permit unless the applicant proposes a Planned Residential Development (PRD) or lot area averaging. Single-family and multi-family uses also are permitted by right in mixed-use zones. The review procedures for single-family and multi-family development are similar. The processing time for the most common residential development applications are summarized in **Table B-45**. These applications are often processed concurrently while Coastal Development Permits are usually processed concurrently with other development permits, they can add approximately two months to the processing time for a single-family home that would not otherwise be subject to discretionary review.

While the review and permit processing procedures and time frames are comparable to those in other coastal cities, Encinitas continues to improve its procedures. The City has implemented a number of improvements to the review process, including upgraded permitting software, improved coordination and communication among departments, weekly pre-development meetings with prospective developers, periodic distribution of a newsletter to the development community, and improved access to zoning and development information via the City's website and informational brochures at City Hall. Housing Element Program 3E calls for the City to continue to improve the efficiency of the development review process for housing projects.

Table B-45: Approximate Processing Times	
Process/Application	Time
Conditional Use Permit	6-18 months
Design Review	6-18 months
General Plan Amendment	1-2 years (if part of Local Coastal Program then an additional 18 months to several years)
Environmental Impact Reports	1-2 years
Plan Check/Building Permits	2-6 months (varies by type of permit)
Variance	4 months to 1 year
Zone Change	1-2 years (if part of Local Coastal Program then an additional 18 months to several years)
Source: City of Encinitas Planning Department, 2018.	

8.11.1 Design Review

The design review process is regulated by Municipal Code Chapter 23.08 and adopted Design Guidelines. While there are some exceptions to the design review requirement, such as limited additions and remodels, a single home on a pre-existing legal lot, walls and fences under six feet high, and so forth, all other new development is subject to the regulations. Design review determinations are either made by the Planning Director or Planning Commission (see "Administrative Review" and "Discretionary Review" discussion below). Most new residential developments will be reviewed by the Planning Commission. In

order to gain approval, the design review regulations require that the decision-maker must find that the project:

- Is consistent with the General Plan, a Specific Plan or the Municipal Code;
- Is substantially consistent with the Design Review Guidelines;
- Would not adversely affect the health, safety, or general welfare of the community; and
- Would not tend to cause the surrounding neighborhood to depreciate materially in appearance or value (EMC 23.08.080).

To guide developers in designing their projects and assist staff and the Planning Commission in evaluating them, the Design Guidelines contain detailed policies covering various aspects project design: site planning, grading and landform, circulation, parking and streetscape, architecture and signage, lighting, and landscaping. Some guidelines are mandatory, i.e., the project shall incorporate certain features into their designs. For example, “barrier-free design amenities for the disabled shall be provided.” Most guidelines, however, are presented in the more suggestive terms “should”, “should not”, “encouraged” and “discouraged”. The guidelines are intended to articulate community vision about how development is executed while at the same time provide enough flexibility to encourage creativity and cost-effective design. However, under the Housing Accountability Act, a housing development may be denied or reduced in density only if it violates objective standards.

In addition, each of the adopted Specific Plans has written guidelines tailored to the design and character issues unique to those areas. The written guidelines enable prospective developers to understand how their projects will be evaluated and enable them to design accordingly, minimizing costly redesigns and delays in the review process.

A concern has been expressed that design review finding No. 4 (above) could be used to deny an affordable housing project (although studies show that affordable housing does not reduce property values). This would not be permitted by the Housing Accountability Act. However, while there is no known case in Encinitas that a residential project was denied on the basis that it may “tend to cause the surrounding neighborhood to depreciate materially in appearance or value”, Housing Element Program 3B states that the City will modify this finding to remove references to “value depreciation” when considering the character of the surrounding neighborhood.

8.11.2 Building Permit

The construction of one single-family residence outside the Coastal Zone, which meets the requirements of a custom home and complies with all other City ordinances and regulations generally does not require any level of discretionary review. The permit process is a building permit application and takes approximately two to three months for approval. The building permit process follows these steps:

1. Filing a Building Permit application and payment of fees;
2. Submitting Construction Plans for Building and Grading Permits;
3. Resubmit Construction Plans for re-review as needed; and
4. Permits Issued.

All residential projects, whether or not they require design review or a coastal development permit, follow the building permit process before receiving final building permit approval.

8.11.3 Coastal Development Permit

New development in the City's Coastal Zone requires a Coastal Development Permit. In 1994, Encinitas assumed permitting authority from the California Coastal Commission through an adopted Local Coastal Program (LCP). To reduce overlapping requirements, the LCP allows processing of coastal development permits concurrently with other reviews such as design review and conditional use permits. However, in the case of individual single-family home construction, coastal permit requirements can add two months to the review process.

The City is seeking to exempt certain types of development in specific locations (including individual homes) from the Coastal Development Permit process, provided there are no environmental constraints or coastal access issues.

8.11.4 Administrative Review (Director Approval)

Construction of residential projects may require Administrative Review. The Administrative Review process involves submitting an application, staff and public review, and finally Planning Director approval. The Administrative Review process takes between three to six months for approval. Administrative Review decisions can be appealed to the City Council, which can lengthen the review process. The following types of projects require Administrative Review:

- Tentative Parcel Map (four lots/units or fewer)
- Boundary Adjustment
- Certificate of Compliance
- Minor Use Permit
- Minor Variance
- Condominium Conversion (four units or fewer)
- Administrative Design Review

8.11.5 Discretionary Review (Planning Commission Approval)

Residential projects that require Planning Commission review involve submitting a Discretionary Permit Application, staff and public review, and final approval by the Planning Commission. The Discretionary Review process generally takes six months up to a year for approval. Planning Commission determinations can be appealed to the City Council, which can lengthen review time. The following types of projects require Planning Commission approval:

- Tentative Subdivision Map (five or more lots/units)
- Major Use Permit
- Major Variance

- Condominium Conversion (five or more units)
- Design Review

9 Environmental and Infrastructure Constraints

The City of Encinitas is bounded by the Pacific Ocean on the west. Coastal bluffs at the City's northern boundary overlook the portion of Batiquitos Lagoon that falls within Encinitas, and includes lands south and southeast of the lagoon, including Indian Head Canyon, Magdalena Ecke Park, the slopes above Green Valley, and habitat north of Encinitas Boulevard between El Camino Real and Rancho Santa Fe Road. At the City's southern perimeter, slopes and bluffs overlook San Elijo Lagoon. Escondido Creek, a major east-west waterway, traverses the southern boundary of the City and ultimately empties into the San Elijo Lagoon.

Portions of Encinitas are exposed to a variety of environmental hazards and resources which may constrain development. These constraints include topography, flooding, landslides and seismic hazards, and areas with natural and cultural resources. For example, areas of Olivenhain and the Sphere of Influence area beyond the City's eastern limits include slope areas greater than 25 percent and are characterized by the presence of biological habitat. A number of residential properties along the coast in Old Encinitas and Leucadia are affected by the presence of coastal bluffs and erosion. The Zoning Code has defined a Special Purpose Overlay Zone that recognizes

the need for additional site development considerations in these areas before future development may proceed. These constraints were taken into account as part of the residential capacity figures that were generated as part of the site inventory analysis.

In Encinitas those areas planned for higher density are less subject to environmental limits and hazards. Conversely, those areas that are more constrained are planned for lower density to lessen the potential for unacceptable impacts on the environment. Approximately 6.1 percent of the land cannot be developed in Encinitas due to physical or environmental constraints such as steep slopes, floodplains, wetlands, or public ownership.

The City of Encinitas has evaluated the availability of infrastructure from a Citywide and site-specific standpoint. In determining the feasibility of sites to accommodate the City's RHNA needs, infrastructure provision was a determining factor. Based on the site inventory analysis contained in Appendix C of this Housing Element, the current location of infrastructure facilities, adjacent to, or on the parcels within the inventory of sites, do not pose a constraint to development. All of the lower income sites are adjacent to existing public roads that contain infrastructure facilities.

A Final EIR was certified for the Measure T Housing Element. As a complement to this Housing Element update, an Environmental Assessment under Government Code Section 65759, in the form of a draft Supplemental EIR, was conducted to evaluate any additional potential impacts to the environment. The Environmental Assessment will become part of the General Plan when the Housing Element is adopted.

9.1 Geologic and Seismic Hazards

Southern California is considered as one of the most seismically active regions in the United States because the faulting is dominated by the compression regime associated with the "big bend" of the San

Andreas Fault Zone. The San Diego region is transected by several sub-parallel, pervasive fault zones, as well as smaller faults. The City of Encinitas is located in the southern part of the Peninsular Ranges geologic Province: an area that is exposed to risk from multiple earthquake fault zones. The San Andreas Fault, which runs from Baja, California to San Francisco, is approximately 100 miles east of the City and poses a potential risk for much of the San Diego region. However, for the City the highest risks originate from nearby zones such as the Elsinore Fault zone, the Rose Canyon Fault zone and other offshore faults. Each zone has the potential to cause moderate to large earthquakes that would cause ground shaking in Encinitas and nearby communities.

The major onshore and offshore fault zones present some relative seismic risk to the City, similar to most Southern California communities. In the early 1990s, the City conducted a survey for unreinforced masonry buildings in Encinitas and identified structures vulnerable to earthquake forces. The survey provides 20 site addresses in the City that are subject to risk, as well their estimated occupancy information and building condition. None of the sites for lower income households identified in the site inventory analysis are at risk due to the presence of unreinforced masonry buildings.

Although future development constructed under the Housing Element would involve the construction of new residential structures in a seismically active area, the potential hazards would be less than significant because of the existing regulatory framework related to seismic safety. Sites containing greater than a 25 percent grade would be at a greater risk for damage during an earthquake. Accordingly, the site inventory analysis reduced the expected residential production on sites for lower income households with more than a 25 percent grade, and geologic and seismic hazards do not prevent the City from providing adequate sites.

9.2 Flooding

Flood zones are geographic areas that the Federal Emergency Management Act (FEMA) has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. Portions of the City are located within a FEMA 100-year or 500-year flood zone. The low-lying areas along the floodplains of Cottonwood Creek, Encinitas Creek and Escondido Creek, as well as their tributaries, can experience flooding during severe rain seasons.

In addition, portions of the City are also within a dam inundation area. Dam inundation areas are downstream areas subject to flooding or other effects during large storm events. Dam inundation areas are also subject to the uncontrolled release of an upstream reservoir as well as events leading to breaks in levees or dams. The areas of potential dam inundation are generally along the Cottonwood Creek, Encinitas Creek and Escondido Creek; portions of tributary stream channels; and the low-lying areas near the coastal portions of the plan area. Based on historical data and the high level of development in portions of the dam inundation hazard zones, should a dam failure occur, the flood hazard would be serious. However, the risk of dam failure is considered to be low.

The City does not consider flooding as a constraint to development due to federal requirements. There is one of the identified lower income housing sites (Strawberry Fields) within the FEMA 100-year flood zone. The acreage for the portion of the site affected by the 100-year flood zone has been removed from the net acreage. The net acreage reflects that constraint.

9.3 Wastewater Capacity

The City's wastewater collection division is responsible for maintaining the existing sewer infrastructure within the City. The City sewer maintenance includes cleaning sewer lines, clearing blockages, repairing breaks, and responding to emergencies. Sewage is conveyed through pipes to either the Encina Wastewater Authority (EWA) in Carlsbad, north of Encinitas, or to the San Elijo Water Reclamation Facility in Cardiff, south of Encinitas. The EWA plant currently treats approximately 43.4 million gallons of sewage per day from Encinitas, Carlsbad, Vista, Leucadia Sewer District, Vallecitos Water District, and Buena Sanitation District. Additionally, the EWA also produces recycled water for use in irrigation. The EWA also owns approximately 37 acres adjacent to the existing plant for potential future expansion although no current plans for expansion are planned at this time.

The San Elijo Water Reclamation Facility currently has a capacity to treat 5.25 million gallons of sewage per day for the communities of Cardiff, Solana Beach, Rancho Santa Fe and Olivenhain. The facility is also permitted to discharge up to 2.48 million gallons of recycled water to customers per day. There are no current plans for plant expansion.

Under the City's 2012 Sewer Master Plan, the City is allocated approximately 3.8 million gallons of sewage per day by the two sanitary districts that provide sewer service. Wastewater flow projections based on full build-out of vacant and underdeveloped parcels through 2035, plus assuming that all existing septic users connect to the City's sewer system would equal approximately 3.24 million gallons of sewage per day, which is within the capacity allocated to the City for sewage treatment. Therefore, the City of Encinitas's sewer infrastructure has capacity for the full buildout of the City, and sewer infrastructure does not place a constraint on development.

9.4 Water Supply

The City of Encinitas currently has three sources of water: raw water from the San Diego County Water Authority (SDCWA) through the State Water Project, treated water from the SDCWA, and runoff from the Lake Hodges watershed east of the City. This treated water is conveyed through pipes to the City's customers for residential, public, commercial and industrial uses. Fire flow capacity is also provided within the water system network for the City.

The San Dieguito Water District (SDWD) is a subsidiary of the City of Encinitas and provides water to approximately 40,000 residents in the communities of Leucadia, Old Encinitas, Cardiff-by-the-Sea and New Encinitas. The distribution system consists of approximately 170 miles of pipeline, a 2.5 and 7.5 million-gallon reservoir, and over 11,000 water meters. Approximately 30 percent of the District's water is from local sources, and the remainder (70 percent) is imported. The SDWD receives local runoff water from Lake Hodges and imported raw water from the San Diego County Water Authority. Both sources are treated at the R.E. Badger Filtration Plant located in Rancho Santa Fe. The plant is jointly owned with the Santa Fe Irrigation District. Treated water from the San Diego Water Authority can also be delivered directly to the District.

The Olivenhain Municipal Water District (OMWD) provides service to the remainder of the City. The OMWD is an independent public agency addressing the water needs of up to 40 percent of Encinitas residents. OMWD primarily serves the City's eastern half, including all or a part of the communities of Olivenhain, New Encinitas, Leucadia and Cardiff-by-the-Sea. OMWD delivers approximately 6.27 million

gallons per day to 9,420 water meters in Encinitas. In addition to portions of Encinitas, OMWD also includes portions of the cities of Carlsbad, San Diego, Solana Beach, San Marcos, and the County of San Diego. Overall, OMWD includes over 48 square miles (31,123 acres) and serves a population of 68,000 and has over 26,600 meters in service. Based on OMWD's 2009 Comprehensive Annual Financial Report, the distribution system also includes a recycled service area of 10,567 acres (including 46 miles of recycled water main). Approximately 94 percent of the treated water delivered by OMWD is treated at the David C. McCollom Water Treatment Plant, located within the community of Elfin Forest. Water treated at this facility is imported raw water from the SDCWA (blend of water from the Colorado River and the State Water Project). The remaining 6 percent of the treated water treated at SDCWA's Twin Oaks Valley Water Treatment Plant in San Marcos and at the Skinner Water Treatment Plant located in southwestern Riverside County.

Water Master Plans for the San Dieguito Water District and Olivenhain Municipal Water District provide an assessment of the existing water system conditions and demands. The plans concluded that the overall system is adequately sized to accommodate future 2030 growth demands. In the San Dieguito Water District, the current average day demand for the district is 6.63 million gallons per day. The projected average future 2030 demand is 7.74 million gallons per day. In the Olivenhain Municipal Water District, the average daily water demand was 20.5 million gallons per day and the annual average basis of water demand in 2030 is 27.9 million gallons per day. The Master Plans identified areas for improvement that were then included into the future planning horizon CIP. These CIP upgrades include pipeline system upgrades, valve replacement, meter replacement and treatment plant upgrades.

Taking into account conservation program, maintenance of current adjudicated surface water rights, recycled water supply, and additional imported water from SDCWA, SDWD and OMWD anticipate having sufficient water supply to meet current and future customers' needs through at least 2035. Therefore, water supply does not place a constraint on development.

9.5 Stormwater Management

The City of Encinitas Public Works Department is responsible for maintaining the storm drain infrastructure through comprehensive programmatic efforts. The Stormwater Management Division (Clean Water Program) of the Engineering Department is responsible for enforcing regulatory mandates related to surface water.

The Clean Water Program has two goals: maintain water quality and protect beaches, lagoons and creeks from illicit discharges, sewage spills and other pollutants. In order to maintain high stormwater quality (and reduce/eliminate non-storm water discharge to the storm drain system) and to implement controls to reduce pollutants the City implements several activities including:

- Sewer spill prevention
- Preventing illicit discharges to the storm drain system.
- Litter, trash and debris removal
- Commercial runoff containment at gas stations and restaurants
- Public education

- Restoration of local waterways
- Storm drain system, biofilter, detention basin and channel maintenance
- Construction site runoff reduction
- Ultra Violet Treatment Facility at Moonlight Beach

Future development and redevelopment projects are required to implement the measures outlined in the City's Stormwater Manual, March 2010, and Best Management Practices Manual Part I and II. The Stormwater Manual includes requirements for the control measures to reduce stormwater pollutants to the maximum extent practicable for new development and redevelopment.

The City of Encinitas has an extensive storm drainage system that consists of:

- 100 miles of storm drain pipe
- Over 2,500 catch basin boxes
- Over 90 miles of channels

These facilities intercept stormwater runoff and convey it from the eastern part of the City to the west where it discharges into either the San Elijo Lagoon, south of the City Batiquitos Lagoon, north of the City. The coastal area of the City discharges through several outfalls to the ocean.

Although development of housing to meet the City's RHNA would increase impervious surface coverage in the City, runoff control under the City's standards would help to ensure that any increased stormwater flow would not exceed the capacity of the City's storm drain system. Therefore, stormwater management does not place a constraint on development.

9.6 Fire and Emergency Services

The Encinitas Fire Protection Department serves residents of the coastal, rural and agricultural communities of Encinitas, Olivenhain, Leucadia and Cardiff-by-the-Sea. The County of San Diego's County Service Area (CSA) 17 consists of Del Mar, Del Mar Heights, Solana Beach, Encinitas, Rancho Santa Fe and portions of Elfin Forest. Emergency medical services are provided by the Department and San Diego Medical Services Enterprise (SDMSE) within CSA 17.

There are six strategically located fire stations in the City of Encinitas, which allow firefighters and paramedics to provide timely responses to emergencies and to efficiently respond to volume demand. Five of the six stations house an engine company consisting of three fire suppression personnel, a fire engine, as well as various other emergency apparatus for specialized responses. In 2014, the Department's average response time for the city as a whole was 4 minutes and 35 seconds. The Insurance Services Organization (which rates fire departments based on the effectiveness of their response capabilities) gave the Department an ISO rating of 3, which is the third best among North County fire divisions and has resulted in lower homeowners insurance premiums for Encinitas residents. In addition to fire suppression and prevention, the Encinitas Fire Department provides safety marine and disaster preparedness services. City lifeguards provide beach safety for four miles of Encinitas beaches and responds to calls for wild life rescues, cliff rescues and other accidents in local lagoons and rivers. In 2014, the Encinitas Fire Department responded to 5,866 service calls within the City limits, from minor incidences and first aid to

rescues. The City's Community Emergency Response Team (CERT) program trains volunteers in skills to assist in large scale regional disasters. The City now provides volunteer trainings so CERT volunteers are ready and able to assist in emergency situations. It is not anticipated that any new fire safety or emergency service facilities would be required as a result of development on the housing sites. Therefore, this does not place a constraint on development.

9.7 Police Services

The City of Encinitas contracts with the County of San Diego Sheriff's Department (Sheriff's Department) to provide police/law enforcement services to the City. In addition to the City of Encinitas, North Coastal Station provides a wide range of municipal law enforcement services to the cities of Del Mar, Solana Beach and Rancho Santa Fe. Services include the following:

- Helicopters;
- A bomb/arson squad;
- A Special Enforcement Detail team;
- Canine units;
- Modern crime lab facilities; and
- One of the nation's most modern law enforcement radio communications networks.

There are no current plans for new facilities. There have been discussions of a possible expansion; however, a formal plan is not in place. As of 2016, the Encinitas Station staffed 42 police officers and 12 additional personnel. It is not anticipated that any new police facilities would be required as a result of development on the housing sites. Therefore, this does not place a constraint on development.

10 Housing Resources

The extent of housing needs in a community often exceeds the resources available. This section of the Housing Element provides an overview of resources available to the City.

10.1 Residential Sites Inventory

Appendix C contains a detailed list of vacant and non-vacant properties to meet the City's RHNA need through the 2013-2021 planning period. The following discussions summarize the City's site inventory and discuss the City's experience with the redevelopment of non-vacant sites.

10.2 Above Moderate and Moderate Income Sites

For the 2013-2021 planning period, the City's RHNA allocation is 413 dwelling units for moderate income sites and 907 dwelling units for above moderate income. As of December 31, 2017, 4 moderate income dwelling units and 784 above moderate income dwelling units, including accessory dwelling units, had received building permits during the projection period beginning January 1, 2010. Another 108 above moderate income units had been approved by the City, for a total of 892 above moderate income units constructed or permitted. Accounting for the new construction and approved projects, the City's

remaining RHNA allocation is 409 moderate income dwelling units and 15 above moderate income dwelling units.

New growth is expected primarily in two adopted specific plan areas: Downtown Encinitas and North 101 Corridor, along with other existing residential neighborhoods. Within these preserved communities 624 additional moderate-income and above moderate income units can be accommodated in mixed-use and residential-only sites.

10.2.1 Analysis of the City's Existing Capacity and Zoning

The Housing Element must demonstrate the City's ability to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth. The Measure T Housing Element, which was extensively reviewed at numerous public hearings, contained an inventory of all sites suitable for moderate and above moderate income housing in its Table A-1. Appendix C in this Housing Element includes those sites listed in Table A-1 which have not been developed in this planning period; can accommodate at least 4 additional units; and continue to be zoned appropriately to accommodate moderate or above moderate-income housing. **Table B-46** below summarizes the capacity of the sites listed in Appendix C, which can accommodate 448 moderate-income units (compared with the need to accommodate 409 units) and 191 above moderate-income units (compared with the need to accommodate 15 additional units),

Table B-46: Residential Capacity for Moderate and Above Moderate Income Sites					
	Max Density	Minimum or Average Density	Number of Parcels	Acreage	Potential Units
Moderate Income Sites – Mixed Use					
D-CM1	n.a.	34 (15)	18	12.83	139
D-CM2, N-CM1, N-CM2, N-CM3, N-CRM1	25	20 (15)	40	19.16	135
D-VCM	18	15	1	0.67	5
D-OM, N-CRM2	15	12	4	2.60	14
<i>Subtotal</i>			63	35.26	293
D-R25, N-R25, R25	25	20	2	0.78	15
N-R20	20	15	12	3.51	66
D-R15, N-R15, R15	15	12	4	3.08	35
R-11	11	8.8	7	4.80	39
<i>Subtotal</i>			25	12.17	155
N-R8, R8	8	6.4	10	8.86	52
R5	5	4	3	5.52	21
N-R3, R3	3	2.4	15	43.09	96
RR2	2	1	3	23.99	22
RR1	1	.5	0	0	0

Table B-46: Residential Capacity for Moderate and Above Moderate Income Sites					
	Max Density	Minimum or Average Density	Number of Parcels	Acreage	Potential Units
RR	.5	.125	0	0	0
<i>Subtotal</i>			31	81.46	191
Total			119	128.89	840

The following discussion describes how site capacity was determined for the moderate and above moderate-income sites.

10.2.2 Reasonable Capacity Assumptions

Reasonable capacity was calculated for each site based on environmental constraints, site size, zoning requirements, and average density achieved in projects with similar zoning. Deductions were made as applicable for site constraints, such as steep slopes and potentially limiting known environmental factors.

10.2.3 Capacity on Mixed-Use Sites.

There are a number of mixed-use commercial districts that permit residential uses as part of a mixed-use development. Underutilized commercial sites that permit residential development are a key component of the housing sites inventory. These sites were evaluated by multiplying the parcel size by the minimum density for that zoning designation. Sites in mixed-use areas (Downtown and North 101 Specific Plan Areas) where there is no density maximum were assumed to develop at 15 units per acre based on projections of possible development given Proposition A's height limit. In these zones, a factor was then applied a factor based on the likelihood that they would redevelop, as explained below.

While not all underutilized properties in the two Specific Plan areas will redevelop with a residential component, market studies in the San Diego region have indicated that future growth will most likely be spearheaded by mixed-use developments. Accordingly, this Housing Element assumes that approximately 50 percent of sites in the DCM-2, D-VSC and D-OM Zones of the Downtown Encinitas Specific Plan, as well as the N-CM1, N-CM2, N-CM3, N-CRM1, and N-CRM2 Zones of the North 101 Corridor Specific Plan, will be redeveloped as mixed-use projects, with a residential component. This yields a total, realistic capacity of 293 potential units that can be credited to this planning cycle and applied against the RHNA obligation for moderate- and above moderate-income household opportunities.

Different methodologies were employed in the DCM-1 Zone. Based on the analysis, it can be reasonably concluded that 75 percent of the sites listed in the DCM- 1 Zone inventory are reasonably expected to provide viable, short-term opportunities. This “discounting” methodology yields a total, realistic capacity of 139 potential units that can be credited to this planning cycle and applied to the moderate-income category (at 15 units per acre).

10.3 Development of Non-Vacant Sites and Converting to Residential Uses

Some non-vacant sites are designated as sites suitable to meet the City's RHNA. Appendix C includes detailed discussions of each lower income site, as well as letters from property ownership of non-vacant

sites who propose residential development of those sites. For non-vacant moderate-income sites, existing uses and other information is included.

State law requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential use, current market demand for the existing use, analysis of leases that would prevent redevelopment of the site, development trends, market conditions, and regulatory or other incentives to encourage redevelopment. This section discusses each of those factors.

There are number or pending and approved projects that illustrate the viability of developing ~~of~~ non-vacant sites in Encinitas. These include subdivision of land ~~and~~, recycling of older uses with stand-alone residential and mixed use residential uses. ~~This in discussion and~~ the previous section ~~to~~ illustrate the extent of market activity for infill residential development

The City has a large inventory ~~and of~~ past development projects and current development applications ~~for development~~ on infill properties. Table B-47 is a sample of existing applications under review.

Table B-47: Infill Development Project in Review – Infill Properties

Case No	Project Name	Description	Zone
15-222	Weston Density Bonus	48-lot subdivision	R3
18-074	Lakes Subdivision	Nine-lot subdivision	RR1
17-280	Vulcan 9 Density Bonus	Nine Condominium Unit Subdivision	NR20
18-001	735 Santa Fe Drive	14-lot subdivision	R8
16-135	Quail Meadows Density Bonus	52-lot subdivision	R3/R5
17-114	The Summitt at Lake Drive	3-lot subdivision	RR1
17-291	Evergreen TPM	3-lot subdivision	R8
16-094	Engert Subdivision	2-lot subdivision	R3
18-020	Coastal Pacific Group Subdivision	2-lot subdivision	R8
17-032	Osuna Tentative Parcel Map	3-lot subdivision	R3
18-055	Rippy Tentative Parcel Map	2-lot subdivision	R3
17-296	Colony Terrace Subdivision	2-lot subdivision	RR2
17-107	Garrett Tentative Parcel Map	2-lot subdivision	RR2
17-206	Massie Parcel Map	2-lot subdivision	RR2
17-071	Summitt Condo Map	Three Condominium detached single family	R11

17-041	Roden Duplex Condo	Convert existing duplex to condominium	R11
16-250	Ocean View TPM	4-lot subdivision	R3
17-183	4th Street Four	4-unit (Two Townhomes on two separate lots)	DR-15
17-089	West A Street Duplex	Two condominium units	R15
17-134	141 Quail Drive	4-lot subdivision	R5
14-244	Granite Homes 4-lot subdivision	4-lot subdivision	RR1
17-197	Kunzik Mixed Use	Five Residential Condominiums	NCM1
Source: City of Encinitas, 2018			

Additionally, the City has a number of recently built mixed use and/or residential infill projects that illustrate the market's willingness and the city's approval of infill mixed use and residential uses. A sample of these projects includes:

- **Pacific Station** – a successful mixed use development with rental and ownership opportunities complimented with commercial uses. Former use was commercial/industrial
- **The Lofts** – a mixed use project with residential and commercial uses in a vertical mixed use setting.
- **1200-1212 Coast Highway** – Infill mixed use residential with ground floor retail. Former use was commercial.
- **Capri @ 960 South Coast** – an infill mixed use development with residential development on Pacific Coast Highway. Former use was commercial.
- **H Street/ South Coast Highway** – an infill mixed use project with residential commercial and retail. Former use was commercial.
- **Harrison Project** -(under construction) – mixed use commercial/residential development.

The City of Encinitas has a good track record and history of underutilized sites recycling to accommodate additional homes. In the DCM zones, at least 12 mixed use projects have been developed involving reuse of existing commercial sites, with densities as high as 47 units per acre. In terms of trends of *underutilized* sites recycling in the City, Encinitas has had on average 99 new housing starts in recent years with a considerable spike occurring after the trough of the market in 2011. Overall, building on previously vacant or subdivided land demonstrates a high degree of land turn-over or repurposing land in a built-out community.

Because the City of Encinitas is approaching “built out” conditions, infill development, especially in the downtown and Highway 101 areas, continues to be the primary method by which land is recycled. One of the primary concerns is the ability of the market to absorb new residential and mixed use development on sites with current uses. As stated above, the number of projects occurring on infill sites in the city is

an excellent prognosis of market trends in Encinitas. The City, based on a review of recent development activity and trends, believes there are a few primary areas by which development on infill sites may potentially constitute an impediment to additional residential development:

1. Viability of Existing Commercial Uses – The primary areas of infill development area in existing traditionally established commercial zones. Many of these areas have experienced a general change from traditional auto-oriented commercial development to activities and uses that can be considered mixed use in nature. Adoption of specific plans in the Highway 101 Corridor and Downtown demonstrate the general trend to a mixed use, more urbanized infill environment. Most of the new development in this corridor can be described as conducive to a mixed use, residentially-supportive environment.

Based upon local historical observation by City staff, the existing ownership patterns in the City can be generally described as long-term historical ownership. Many owners of land and property in the community have been present for many years and in some cases generations. What this implies is long-term ownership of properties generally feature lower ~~incidences of~~ debt service on existing land. Multiple generations of ownership, create conditions where, although land values may be at a premium, individual development viability may be positively influenced by the minimization or lack of debt service on land.

Because of this observation, the City believes infill development will continue to be the primary type of development that will occur in the City. Additionally, as the market continues to improve, redevelopment will continue to play a role in expanding residential opportunities in the City.

2. Land Values – One of the primary considerations for the viability of infill uses on mixed use sites is the cost of land in the City. There are significant variations in land costs depending on the geographic location in the City. What this means is that those areas that experience higher land costs should provide the maximization of development potential on individual sites. The City understands that coastal communities will always exhibit higher land costs. Therefore, methods to contribute to higher levels of land utilization with the introduction of housing opportunities as ~~an~~ additional development options will contribute to the heightened viability of ~~land~~ development. Changes in land use development regulations, including the permitting of residential and residential mixed use development in areas that are traditionally commercial-only is one method to achieve this. The City has continued to see applications for residential development on infill sites, as evidenced by the recently approved development applications and permits.

Another aspect to consider in the land use analysis, is land to improvement value ~~equation~~. The idea is the potential for a relatively small amount of land to hold a relatively high number of structures, as the same piece of land can contain a single-family home with one set of tenants or a multiplex consisting of two, three or even four units, creating the possibility of doubling, tripling or even quadrupling the amount of rent that can be collected from the property. Redevelopment is likely to occur in those instances where an underutilized site has a high land value and relatively low improvement value. In terms of the basic relationship between “land” as a scarce resource and “choice”, there is a great opportunity cost to the property owner since the potential gain from the “highest and best use” alternative exceeds the alternative of not redeveloping.

The City has focused its provision of lower income need-sites on sites that are vacant or highly underutilized. Those sites considered non-vacant, but highly underutilized have favorable comparison of existing improved value versus land value. And for those sites exhibiting existing “uses”, many of them are derelict, unused or vacant structures. This means the future improvement costs will not be complicated by the significant removal, tenant relocation and or repurposing of existing structures on a site.

The City understands lower income and moderate income unit production is the primary need in the community and has provided and will provide through the city’s rezone program the establishment of land use standards and provisions that encourage and facilitate the development of multiple family and other development types affordable to moderate and lower income households. Much of these opportunities are on land defined as vacant and therefore are excellent candidates to provide opportunities for housing need in the City.

3. Alternatives to traditional infill development – the City understands that existing land use policy can be complimented by various strategies to encourage further development on existing built areas. These include Accessory Dwelling Units and Inclusionary Housing provisions. This is another method for utilized existing developed land for additional infill opportunities. The City has recently development a revised Accessory Dwelling Unit policy that furthers the ability of existing “built out” parcels to accommodate additional residential development that is affordable to lower and moderate-income households. Additionally, the City is currently studying its inclusionary housing policy to further encourage residential development on infill properties by providing inclusionary housing development by providing additional development capacity on a site. While this analysis is in its early stages, the development community is directly involved in its development. Therefore, future policies and programs will have considered the needs of the development community in its future implementation.
4. Height Standards – the current height limitation of 2 stories places a significant constraint on the feasibility of moderate and lower income units. Because of this height limitation, other development factors such as setbacks, lot utilization, parking, open space and other factors reduce the “box” in which development can occur on a site. The city has had extensive discussion about the height issue at a number of Housing Element Task Force Meetings, City Council Study Sessions and consultation with stakeholders. The general consensus is that three story heights would be more appropriate and conducive to the development of affordable housing. This consideration is part of the planned rezoning to accommodate remaining RHNA need.

10.3.1 Lease Analysis

One of the primary concerns for redevelopment/infill development on non-vacant sites is the existence of leases that may prevent land development within the planning period. While state law requires the City to consider lease terms in evaluating the use of non-vacant sites, the City does not have access to private party lease agreements or other contractual agreements amongst private parties. However, no owner or tenant has opposed the inclusion of a property based on the existence of a long-term lease. For non-vacant sites proposed to be upzoned as lower income sites, many property owners have provided a letter, included in Appendix C, either stating that leases are short term or otherwise stating that development

can be accomplished within the planning period. Owners and developers have also expressed to the City that in most cases existing leases are not per se a barrier to development. Rather, they are factored into land costs.

There are currently very favorable market conditions for residential and residential mixed-use infill development in the City of Encinitas. This is exhibited by the number of development applications for infill development in recent years. The City believes this pace of activity is very healthy based upon historical trends. Because of the value of land in the community, mixed-use and higher density residential products continue to show noticeable activity in the City. The City believes this trend will continue for the long term.

10.3.2 Regulatory Incentives

Many of the developments of infill residential uses have utilized density bonus provisions, so it is very common for infill residential projects to take advantage of density bonus provisions to construct units affordable to lower income families.

The City understands that existing land use policy may not necessarily contribute to the development of housing. Therefore, regulatory incentives can be helpful in bring housing units to the market.

The city is limited in its discretionary funding resources, so fee waivers and other monetary concessions are not a standard practice in the City. The City has evaluated and updated its fees recently to reflect market considerations and internal cost recovery. While fee deferral, waivers or other modifications are an option for the city, it will take additional study to determine what is appropriate in Encinitas.

Land use incentives in for infill residential include a 'permit ready' program underdevelopment that will include pre-approved designs for ADUs with expedited processing. The City has also sponsored legislation to make it easier to legalize ADUs built without building permits.

Another method for incentivizing new development is the ability to sub-divide land. Creating lots from subdividing one lot from another creates separate land title for additional housing development activity.

While resources at this time are not conducive to monetary incentives/concessions, the city believes continue exploration is necessary to identify incentive opportunity. Programs 3E and 3F are expressly written to address these issues.

10.3.3 Current Market Demand for Existing Uses

If current socio and demographic trends continue, the demographic profile of the San Diego region will change dramatically by the middle of this century. According to draft population forecasts developed by SANDAG (Series 13), the region's population will rise to 4,068,759 million in 2050, from 3,095,313 million in 2010. This represents a 31.4 percent increase. Forecast modeling also reveals that the region's fastest-growing population overall will be its retirement or senior-aged community. Based on the Series 12 modeling (2010), the swell in the 65 years-and-older group will lead to an increase in the proportion of the population in older age groups, with the share of those 65 years and older rising 143 percent and the number of people older than 85 projected to increase by 214 percent by year 2050. Nationwide, a lot of attention has also been paid to the baby boomer generation, those born between 1946 and 1964. This

large group of Americans currently totals 76 million, and as they age, their changing housing demands and choices create changes in housing markets.

A growing elderly population generates demand for housing near commercial goods and services, amenities, and where older adults can get what they need without getting in a car. Also, typically, income decreases with age this reflects a willingness to live in smaller spaces to be able to afford their lifestyle. As boomers start to retire, many more will be seeking more of a senior-friendly lifestyle and housing. Although many will initially expect to stay in their existing homes and communities, others will choose to downsize homes and/or seek more service-rich environments. One development association, the Urban Land Institute (ULI), contends that these demographic factors will lead to a population that will want to adapt to smaller, more efficient living units in areas more convenient to work, shopping, recreation and entertainment (ULI, *Emerging Trends*, 2011). Other documents and publications have also indicated that smaller units near transit services are expected to be the trend (Sources: Builder Online, American Public Transportation Association, National Association of Realtors®, Journal for Public Transportation, Real Estate Economics, etc.) Nationally, America's suburbs are experiencing a shift away from the development patterns of previous decades, which were almost entirely auto-centric. Evolving demographics and preferences held by specific demographic groups, or generational cohorts will drive the change. And it isn't just the baby-boomer generation. A February 2013 article posted on ULI's website, *"How to Make Suburbs Work Like Cities"*, and discussed at a Housing Opportunity 2013 Conference, reported that Generation Y (an 80 million-member group that is just entering the housing market), tends to favor the convenience and choices provided by urban-style environments and apartment- like mixed-use housing; and not the suburb environments that they grew up in. In response to this growing trend and demographic swing, local agencies are looking at innovative solutions to create unique places where people can live and work. This will fundamentally reshape our cities in terms of transport infrastructure and density to meet everyday shopping and lifestyle needs within a single neighborhood.

Additionally, with the increasing amount of on-line shopping, many retail areas are experiencing increased vacancies. Self-driving cars may substantially reduce the need for parking. While it is difficult to predict the extent to which these long-term trends will affect particular sites, given high demand for housing and less demand for retail, it is likely that many owners over time may desire to construct residences on sites now used for retail stores.

10.3.4 Development Trends

Land availability and demographic trends are reshaping the location and types of residential development in urban areas of the San Diego region. Policy direction at the state, regional and local levels coupled with these trends, created high demand for housing. The revitalization and reuse of existing underdeveloped areas into multifamily and mixed-use projects at higher densities is the primary way in which housing needs will be met in the San Diego region. As a coastal community in the northern San Diego region with little undeveloped and unconstrained land yet in need of more housing, the regional influences pushing revitalization and reuse for accommodating new housing are expected to be mirrored in Encinitas. Many of the proposed sites for Encinitas involve revitalization and reuse, consistent with regional policies and trends backed by market analysis. There is also a practical need to rely in part on these types of sites since undeveloped and unconstrained sites are largely lacking in the city.

The site assessment methodology for evaluating parcels listed in Appendix C was crafted under realistic assumptions regarding the potential of each candidate site to develop and recycle with high density housing. The analysis demonstrated that these inventoried sites are not only ripe for development, but collectively represent a smart and sustainable housing strategy for both market-rate and affordable housing opportunities for lower income households.

11 Sites Suitable for Lower Income Housing

The City has identified ~~12~~ parcels that can accommodate ~~1,6211,431~~ lower income units, compared with the City's remaining lower income RHNA obligation of ~~1,1701,141~~ units. Sites that can accommodate ~~846~~ ~~656~~ units are vacant, while the remainder are non-vacant sites accommodating 775 units where owners have expressed written interest in redeveloping their property for residential development within the planning period.

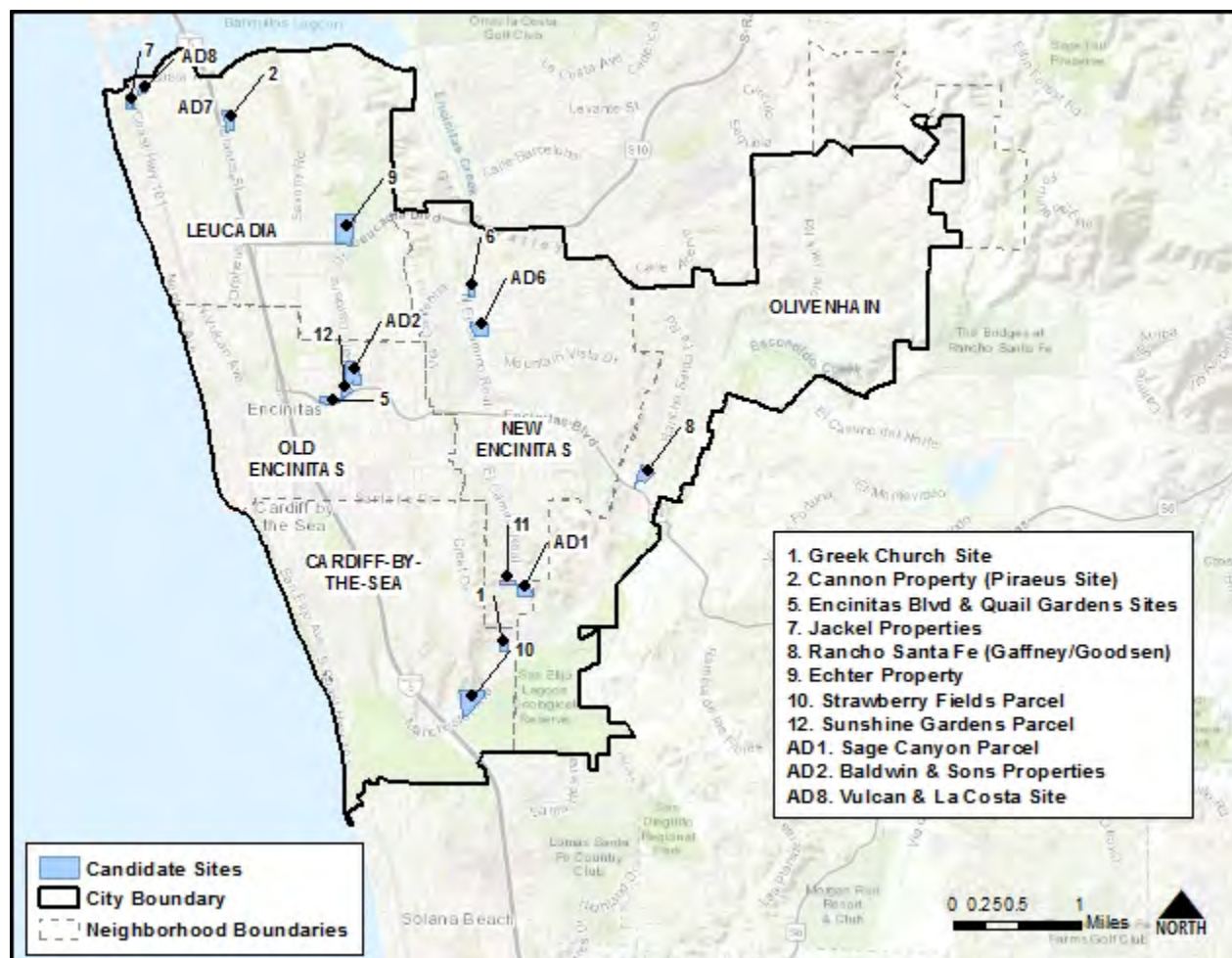
The very low and low income sites inventory in Appendix C describes each of these sites in detail, including site capacity, existing uses (if any), development constraints, and other features. Water and sewer distribution lines are available in the public right of way adjacent to each site, and the City has adequate water and sewer capacity to accommodate the RHNA. Appendix C also describes in detail assumptions made in calculating site capacity.

Housing Element Program 1A identifies these sites. Housing Element Program 1B provides the planned rezoning program. It states that each of these sites will be rezoned to a minimum density of 25 units per acre and maximum density of 30 units per acre, with 'by right' approval for any project with 20 percent low income housing that does not involve a subdivision. On all sites listed in the Housing Element, housing occupied by lower income households in the last five years must be replaced. Allowable building height will be increased to three stories, with two-story elements, but only for residential developments achieving 25 units per ~~net~~ acre on the rezoned sites. Lastly, ~~the Land Use Element, Zoning Regulations~~ ~~and~~ existing Specific Plans will be amended as needed to allow for residential densities between 25 and 30 du/ac.

The sites designated as suitable for lower income housing were selected based on their existing vacant or underutilized character, owner interest in developing residential uses, and suitability for development. **Table B-48** summarizes the residential capacity of these sites. In total, this rezoning program results in the rezoning of ~~79.1059.24~~ net acres of land which creates an opportunity for additional multi-family rental or ownership housing development during the planning period. ~~1,6211,431~~ units can be achieved as realistic capacity under the new zoning.

Table B-48: Residential Capacity on Sites to be Rezoned			
Site Number	Site Name	Net Acreage	Potential Units
Vacant			
01	Greek Church Parcel	2.00	50
02	Cannon Property (Piraeus)	6.93	173
03	L-7 Parcel	7.60	190
05	Encinitas Blvd & Quail Gardens Parcels	4.78	117
07	Jackel Properties	2.97	33*
AD1	Sage Canyon	2.40	60
AD2	Baldwin & Sons Properties	9.05	223
<i>Subtotal</i>		35.73 28.13	846 656
Non-vacant			
08	Rancho Santa Fe Parcels (Gaffney/Goodsen)	6.02	149
09	Echter Property	9.85	246
10	Strawberry Fields Parcel	9.85	246
12	Sunshine Gardens Parcels	3.39	84
AD8	Vulcan & La Costa	2.00	50
<i>Subtotal</i>		31.11	775
Total		66.84 59.24	1,621 1,431
* Unit Yield anticipates that this site will be developed for mixed-use.			

Figure B-6: Map of Rezoned Sites



11.1 Accessory Dwelling Unit Production

The City records the number of accessory dwelling units (ADUs) built on an annual basis. Consistently maintained records help determine trends in accessory unit construction. Between January 1, 2010 and December 31, 2017 203 new accessory dwelling units were constructed. Of these units, 16 were restricted for very-low and low-income households. In the past three years, permits have averaged 35 per year. Given the City's adoption of a liberal ADU ordinance in 2018, the City expects the number of ADUs built to increase to 40 per year, for total ADU construction of 320 units. The City projects that ~~50-79~~ ADUs total will be affordable to lower income households.

Due to limited available land within the City, ADU construction is very important to the City in its efforts to provide opportunities for affordable housing, and it has created numerous incentives for ADU construction.

After passage of new state laws effective January 1, 2017, the City applied state standards in evaluating ministerial applications for ADUs. Those standards eliminated many parking and other requirements, especially for ADUs contained within existing space. In March 2018, the City adopted its own ADU and

junior accessory dwelling unit (JADU) ordinances which incorporated the loosened state standards, as well as providing further incentives:

- Both an ADU and a JADU may be constructed on one lot;
- Setbacks have been reduced to five feet in many cases;
- Floor area ratios have been increased on lots smaller than 10,000 sq. ft.;
- ADUs may have a maximum size of 1,200 sq. ft. so long as they do not exceed the floor area of the primary residence; and
- Development fees have been waived.

The City is developing a 'permit ready' program that will include pre-approved designs for ADUs with expedited processing. The City has also sponsored legislation to make it easier to legalize ADUs built without building permits.

~~The City is currently surveying ADU owners to determine the affordability of their units.~~ In April 2018, the City conducted an additional survey ~~efforts~~ to determine affordability levels of second units built during the planning period. The survey was sent to all recipients of building permits within the planning period, and a copy of the survey form is attached to this Appendix B. The results of that survey effort revealed that 24.6 percent of the second units were rented at levels affordable to very low and low income households and 17 percent were affordable to moderate-income households. Because standards have been so significantly reduced, and JADUs are now permitted, the City anticipates that at least ~~15-24.6~~ percent of the ADUs built during the planning period, or ~~50-79~~ units, will be affordable to lower income households, and 54 units will be affordable to moderate income households. The actual percentage of affordable units may be higher if JADU construction becomes common, since these units are smaller with more limited facilities, and so may be more affordable than ADUs.

Figure B-7: April 2018 Accessory Dwelling Unit Survey (Page 1)



ACCESSORY UNIT SURVEY

HOUSING ELEMENT UPDATE

An important component of the Housing Element update is planning for future housing needs, including the provision of affordable housing. In Encinitas, accessory units can provide an opportunity to address affordable housing needs while maintaining the quality and character of existing neighborhoods. For this reason, the City of Encinitas is collecting information on existing accessory units to assess their affordability. Our records show that you obtained a building permit to construct an accessory unit. **If this is correct, and you have an accessory unit**, please complete the survey and return in the enclosed self-addressed, postage-paid envelope. You may also drop the survey off at City of Encinitas, Development Services Department at, 505 S. Vulcan Avenue, Encinitas, CA, 92024. Please return by **April 30, 2018**. **If you do not have an accessory unit**, you do not need to complete the survey. However, if you have any thoughts on accessory units, we welcome your comments on the back of the survey.

Please note that this survey is to be completed anonymously and no identifying information is required or requested. Any identifying information will be kept confidential to the extent permitted under the law.

An accessory unit, as defined by the State, is a self-contained residential dwelling either attached or detached from the main house or in a separate structure on the property. The unit shall include all of the following:

- A bedroom
- A full bathroom
- A separate cooking facility

1. Is the accessory unit:

- a) Attached to the main house
- b) Detached from the main home

2. Does the Accessory unit have an outside entry?

- a) Yes
- b) No

3. How would you describe the use of the unit?

- a) Occupied as living quarters or rented (Even if no rent is charged)
- b) Short-term rental or guest house (Less than 30 days)
- c) Not rented or occupied. Please specify: _____

4. Please circle the unit type and circle the corresponding rent:

Unit Type:	0 Bedroom (Studio)	1-Bedroom	2-Bedroom
Monthly Rent:	No rent charged	No rent charged	No rent charged
	Under \$700	Under \$800	Under \$900
	\$700-\$830	\$800-\$950	\$900-\$1,070
	\$830-\$1,525	\$950-\$1,750	\$1,070-\$1,965
	Over \$1,525	Over \$1,750	Over \$1,965

Figure B-8: April 2018 Accessory Dwelling Unit Survey (Page 2)

Additional Comments Regarding Accessory Units:

The City of Encinitas thanks you for your participation in this survey. If you have any questions, please contact Nicole Piano-Jones, Management Analyst, Development Services Department, at (760) 943-2237 or npiano@encinitasca.gov.

The City will continue to monitor accessory unit production and affordability over the Housing Element planning period. If the rate of accessory unit production falls below anticipated levels, City staff will consider different regulatory or processing options to facilitate their production.

11.2 Regional Housing Needs Allocation

11.2.1 Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the San Diego Association of Governments (SANDAG). SANDAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region's future housing needs to jurisdictions, SANDAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

SANDAG adopted its Regional Housing Needs Allocation (RHNA Plan) in July 2011. This RHNA covers an 11-year planning period (starting in 2010) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the San Diego region, so that every community provides an opportunity for a mix of housing for all economic segments.

The RHNA allocation process is primarily legislative rather than adjudicatory in nature and involves the actions of more than a single entity. Each respective council of governments develops a methodology for distributing the housing needs to the local governments in its region. By statute, SANDAG consulted with both the affected municipalities and the public in accomplishing this task. Once adopted, local agencies must accommodate the full allocated share of units by income category. Please note that the housing allocation targets are not building requirements or mandates, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

Encinitas' share of regional future housing needs is a total of 2,353 new units for the current planning cycle (2013-2021). This allocation is distributed into various income categories, as shown in **Table B-49**. The RHNA includes a fair share adjustment which allocates future (construction) need by each income

category in a way that meets the State mandate to reduce the over-concentration of lower income households in one community.

Table B-49: Housing Needs for 2013-2021		
Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	293	12.4%
Very Low (31 to 50%) ¹	294	12.5%
Low (51 to 80%)	446	19.0%
Moderate (81% to 120%)	413	17.5%
Above Moderate (Over 120%)	907	38.5%
Total	2,353	100.0%
Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. Therefore, the City's RHNA of 587 very low income units was split evenly. Source: Final Regional Housing Needs Allocation, SANDAG, 2011.		

11.3 Credits toward the 2013-2021 RHNA

Since the RHNA uses January 1, 2010 as the baseline for growth projections for the Housing Element planning period of 2013-2021, jurisdictions may count toward the RHNA any new issued building permits or approved since January 1, 2010.

Overall, the City has a remaining RHNA of 1,644 units, including 1,220-141 very low/low-income units, 409 355 moderate income units, and 15 above moderate income units. Table B-50 shows the breakdown of existing RHNA, including carryover (discussed in the next section), and a summary of new construction during the planning period and anticipated accessory unit yield. The City has adequate sites properly zoned to accommodate its moderate and above moderate income need. Assuming 50-79 accessory units are affordable to lower income households and 54 units are affordable to moderate income households, the City needs to zone sites capable of accommodating 1,170-1,141 lower income units and 355 moderate income units. The sites shown in detail in Appendix C can accommodate 1,621-1,431 lower income units.

Table B-50: Credits Toward the RHNA (Built and/or Approved)					
	Extremely Low/ Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Above Moderate > 120% AMI	Total
RHNA	587	446	413	907	2,353
RHNA Carryover	253		--	--	253
Subtotal RHNA	1,286		409413	15907	1,5942,606
New Construction (including ADU)	66		4	892	962
Anticipated Accessory Units and AUP Units	5079		054	0	60133
Total Remaining RHNA	1,1701,141		409355	15	1,594 1,511

11.4 RHNA Carryover from the Previous Planning Period

If a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the RHNA for the new cycle.

This law affects the City of Encinitas' 2013-2021 Housing Element, requiring the City to address its deficit in sites for the previous housing element cycle (2005-2010). For the 2005-2010 planning period, the City of Encinitas submitted a Draft Housing Element for review by the State HCD. The 2005-2010 Draft Housing Element was unable to secure a "substantial compliance status" from HCD and was never adopted. As such, this 2013-2021 Housing Element must address any deficit in sites incurred during the last Housing Element RHNA cycle.

In the previous planning period, the regional share and/or total number of housing units by income category (very low, low, moderate, and above moderate) assigned to the City was 1,712. From 2003 through 2010, the City only produced 1,020 total housing units. The potential AB 1233 carryover will be equal to the portion of RHNA not accommodated either through actual housing production or land made available for residential development within each income category. To determine any potential carryover, this report follows the following approach outlined by HCD:

Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since January 1, 2003 to December 31, 2010 by income/affordability level;

Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites available in the City during the RHNA cycle.

The City's RHNA obligations and credits as of December 2010 are summarized in **Table B-51**. Specifically, the City constructed a total of 1,020 units, including 62 units that were deed restricted as long-term affordable housing for very low and low income households based on the City inclusionary housing requirements or funding subsidies.

Among the remaining 968 non-deed-restricted units, 53 units can be credited as affordable to lower and moderate income households based on actual sale prices or rents determined as required by Health & Safety Code Sections 50052.5 and 50053. The City requires the inclusion of rents and sale prices information in the application for a Certificate of Occupancy. Based on the actual rents and sale prices reported by the owners/developers and affordable housing costs at the time of completion, 53 (six percent) of the 958 units were affordable.

Overall, the City met approximately half of its RHNA for the 2005-2010 planning period with actual production, with a remaining RHNA of 900 units (305 moderate-income units and 595 lower income units) that the City was required to accommodate on appropriately zoned sites. Zoning existing in 2005 – 2013 could accommodate additional housing. Specifically, during the previous planning period (2005-2013), 860 units (at a maximum density of 25 units per acre and average density of 20 units per acre prior to the two-story height limit imposed by Proposition A) could be accommodated on vacant and underutilized mixed-use and R25 sites in the Downtown Encinitas and North 101 Corridor Specific Plans, more than double the sites required for the City's remaining moderate income RHNA units.

Furthermore, the D-CM1 districts in the Downtown Encinitas Specific Plan area allowed for mixed-use development with no density limit during the entire previous planning period, extending to April 30, 2013. Based on the development standards established in the Specific Plan in effect at the time, a typical mixed-use project could achieve 34 units per acre. Up to 684 units could have been accommodated on the vacant and underutilized D-CM1 sites. Assuming that only half of these mixed-use sites would have been redeveloped with a residential component, these sites could fulfill 342 units of the City's remaining lower income RHNA, resulting in a RHNA carryover of 253 lower income units from the previous Housing Element cycle.

As discussed previously, the two-story limit imposed by Proposition A in June 2013 reduced the effective density of sites in the D-CM1 zone to 15 units per acre, below the default density of 30 units per acre. Consequently, none of these sites are being proposed as lower income housing sites in this Housing Element. However, they are suitable for moderate-income housing.

Table B-51: AB 1233 Carryover from Previous Housing Element Cycle						
	2003-2010	Very Low Income	Low Income	Moderate Income	Above Moderate	Total
Units Constructed	Deed Restricted	49	13	0	0	62
	Non-Deed Restricted	10	24	19	905	958
RHNA		392	299	324	697	1,712
Remaining RHNA		333	262	305	0	900
<i>Sites Available in Preserved Communities in the Previous Planning Cycle (No Change from Existing General Plan)</i>						
Mixed-use:						
D-CM1		684*		--	--	684*
D-CM2, N-CM1, N-CM2, N-CM3, N-CRM1, D-VCM		--		748*	--	748*
D-OM, N-CRM2		--		--	30	30
Residential-Only:						
D-R25, R25		--		112	--	112

Table B-51: AB 1233 Carryover from Previous Housing Element Cycle

	2003-2010	Very Low Income	Low Income	Moderate Income	Above Moderate	Total
D-R15, N-R15, R15		--		--	62	62
R11, N-R8, R8, R5, N-R3, R3, RR2, RR1, RR		--		--	1,160	1,160
Total		684		860	1,252	2,796
Overall Site Capacity (Assuming 50% Mixed-use with Residential)		342		486	1,237	2,065
Carryover		253		0	0	253

*Proposition A – Voter Right Initiative was passed by Encinitas voters in June 2013, after the end of the 2005 – 2013 planning period on April 30, 2013.

In litigation in San Diego County Superior Court, plaintiffs allege that the City should not receive credit for either the D-CM1 sites or the 34 lower income units that are not deed restricted. This would increase the City's remaining lower income obligation from ~~1,170~~1,141 units to ~~1,556~~1,527 units. The sites identified as lower income sites would accommodate ~~1,621~~1,431 units, requiring that the City upzone sites accommodating another 96 units if the litigation is successful. The City will comply with any final judgement related to its carryover obligation. ~~so that the City will have adequate site capacity regardless of the outcome of the litigation.~~

11.5 Adequacy of Sites for RHNA

As part of this Housing Element update, the City is proposing an adequate site's rezoning program to accommodate the shortfall of sites necessary to accommodate the remaining housing need for housing for all income categories during the planning period. The program ensures that the sites are zoned to allow residential uses "by- right" for sites with 20 percent low income housing and no subdivision. The rezoning program will ensure that at least 50 percent of the remaining lower income need is accommodated on sites designated for residential uses only, where mixed-use and nonresidential use is not permitted.

The Housing Element update lists sites that can accommodate approximately ~~2,334~~2,100 additional units. This capacity discounts the development potential in mixed-use areas, recognizing that not all mixed-use sites will include a residential component, and does not include many small sites that could be consolidated for a housing development. Overall, the City has adequate capacity to accommodate both the 2013 - 2021 RHNA and the 253-unit carryover.

Table B-52: Adequacy of Sites Inventory

	Extremely Low/Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2013-	587	446	413	907	2,353
RHNA Penalty	253		--	--	253
Units	33	33	4	892	962
Remaining	1,220		409	15	1,644
<i>Sites Available</i>					
Moderate Income - Mixed	--		293277	--	293277
Existing Residentially Zoned	0		233215	187177	420392
Accessory Unit	5079		54	--	50133
Total Potential Capacity Based on Existing GP	--		580492	187177	767
Remaining	1,1701,141		0	0	1,1701,141
Sites Proposed for Rezoning	1,6211,431		--	--	1,6211,431
Total Capacity Over Lower	451290				
*Moderate income category includes the DCM-1, DCM-2, NCM-1, NCM-2, NCM-3, NCRM-1, N-CRM-2, D-OM- and , D-VCM Zones, R11, R15, N-R15, D-R15, N-R20, D-R25, N-R25, and R25. Reasonable capacity assumptions for the DCM-1 Zone are based on new information not previously available for previous planning periods.					

11.6 Financial Resources

Providing for an adequate supply of decent and affordable housing requires layering of funding from various sources. The City has access to the following funding sources:

11.7 Affordable Housing Fund

The City has an Affordable Housing Fund using revenues primarily generated from the City's Inclusionary Housing program. The City's Inclusionary Ordinance provides the opportunity to a developer to pay a fee in lieu of providing affordable units on site. The per-unit in-lieu fee is calculated on a case-by-case basis, depending on the market conditions at the City. The affordable housing funds collected are then applied and/or leveraged with additional funding sources to create affordable housing in other locations. As of May 2014, the City has a balance of \$1,352,571.00 million in the Affordable Housing Fund.

11.8 Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is the Federal government's largest program to assist very low-income families, the elderly, and the disabled by providing rent subsidy payments in privately owned

rental housing units. As the units are market- rate, the program offers households the opportunity to have an expanded choice in housing. Section 8 participants typically, upon initial approval, pay 30 to 40 percent of their income for rent and utilities. The Housing Authority of the City of Encinitas administers the program and pays the difference between the tenant's contribution and the actual rent and utility costs, up to the payment standard established by the Housing Authority, based on HUD-established Fair Market Rents. To cover the cost of the program, HUD provides funds to allow the City to make housing assistance payments on behalf of the families. HUD also provides the Housing Authority with a separate allocation for administering the program.

11.9 Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and;
- Public services for low income households and those with special needs.

The City of Encinitas has been an entitlement jurisdiction for CDBG funding since 1990. Annually, the City receives approximately \$300,000; however, appropriations for many domestic programs, such as CDBG, have experienced declines over the past few years and future funding allocations are unknown at this time. Typically, the City expends CDBG funds to public services, fair housing, capital improvement projects, residential rehabilitation, and administration.

11.10 HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households.

Encinitas is not an entitlement jurisdiction, and therefore, does not receive HOME funds directly from HUD. The City participates in the HOME Consortium administered by the County of San Diego. Until FY 2014-15, HOME funding was allocated to each of the participating members of the HOME Consortium; however, due to federal changes to the HOME program, Encinitas no longer receives funding from the County of San Diego to administer HOME programs. As a continued member of the San Diego Regional Consortium, City of Encinitas residents may receive assistance through the County of San Diego's HOME programs. These programs include a first-time homebuyer down payment and closing costs assistance program and a tenant-based rental assistance program. HOME funding was also provided to the

Emancipated Foster Youth TBRA and Family Reunification TBRA. The programs are developed to provide rental assistance to former foster youth between the ages of 18 and 24 and those that are attempting to reunify with their children while in substance abuse recovery. Additionally, the County periodically makes funding available for the new construction or acquisition and rehabilitation of affordable housing. Projects meeting the County's requirements would be eligible to apply for funding, when available.

11.11 Administrative Capacity

11.12 City of Encinitas Housing Authority

The Encinitas Housing Authority offers Section 8 Housing Choice Vouchers to very low income households. Currently, the Housing Authority administers 136 vouchers, although current HUD funding supports 101 households.

11.13 Community Resource Center

The City partners with the Community Resource Center (CRC) located in Encinitas to provide a range of homeless services, including case management and counseling, services for victims of domestic violence, homeless prevention and intervention, food distribution, and employment assistance. The CRC is a 501(c)(3) nonprofit organization that has been the primary provider of comprehensive social services to the North County Coastal region since 1979. The agency has an estimated annual budget of \$3.2 million and employs approximately 44 persons. Annually, the City provides CDBG funding for CRC to support its homeless services. The City has also provided assistance in the rehabilitation of CRC's social services facility, and transitional housing facility, located in downtown Encinitas. The City also provides general funds to CRC Opening Doors program, which provides housing navigation, case management, landlord incentives, and move-in support for homeless households.

11.14 Nonprofit and For-Profit Housing Developers

The City partners with a number of nonprofit and for-profit housing developers to provide permanent affordable housing in the community. These include:

- Habitat for Humanity
- Mercy Housing: Cantabria Senior Apartments (44 units)
- North Coast Housing: Su Casa Family Apartments (28 units)
- Community HousingWorks: Esperanza Garden Apartments (10 units)
- Chelsea Housing, Iris Apartments: recently constructed (20 units)
- Second Street Apartments: Private Developers (4 units)
- Encinitas Preservation Association: Boathouse Apartments (4 units)
- Encinitas Ranch Apartments, LLC: Elan Pacifico (120 units, 22 affordable)

11.15 Opportunities for Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to

ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

The City's energy goals, stated in the Resource Management Element of the General Plan, make every effort to conserve energy in the City thus reducing dependence on fossil fuels. The City's policies relating to energy include encouragement of the use of alternate energy systems, urban design that maximizes opportunities for solar energy use and energy conservation, and promotion of energy conserving standards and requirements for new construction.

Starting in 2012, the City promoted energy efficiency, environmental stewardship, and sustainability by eliminating or reducing permit fees for solar photovoltaic home systems, solar water heating home systems, electric vehicle supply equipment for home charging, clean natural gas systems for home refueling, etc. What started as a one-year program (launched in July 2012) has evolved into a program that will be evaluated on a yearly basis with the overall budget. The energy efficiency permit fee waiver program was recently extended, and is still in existence.

In January 2018, the City adopted an update to its Climate Action Plan. To further advance community energy goals, the City will implement a number of actions/measures (e.g., require energy audits, solar photovoltaic systems and solar water heaters) to achieve residential-focused greenhouse gas emission reductions. Until those actions/measures are adopted, Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 requirements through implementation by local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency.

SDG&E offers an Energy Savings Assistance program that offers income-qualified households assistance to:

- Install improvements to help make the home more energy efficient;
- Help understand the best ways to save energy around the home; and
- Determine whether some of the appliances are eligible for free repairs or replacement.

Examples of free home improvements offered by SDG&E include: attic insulation; door weather-stripping and caulking; low-flow showerheads and faucet aerators; water heater blankets; energy-efficient lighting; and assistance in selecting energy-efficient appliances. The City helps publicize this program on the City website.

11.16 Evaluation of Previous Housing Element Related Work Efforts

To lay the basis for preparing a Housing Element update, the Housing Element must analyze the City's accomplishments during previous Housing Element planning periods and/or progress in implementing Housing Element law and/or other statutory mandates. In this section, the City describes and quantifies the actual progress and effectiveness of previous work efforts to attain the community's housing goals and objectives. It is important to determine if the housing needs have changed, if the goals and policies are still relevant, and if the programs were effective. This task was systematically considered as part of the 2013-2021 Housing Element update.

Typically, a locality will utilize the last adopted Housing Element in order to evaluate progress towards facilitating a variety of housing types, services, and programs to meet needs within a community. Since the 2005-2010 and 1999-2004 Encinitas Housing Elements were never adopted by the City, there is no standardized basis for this assessment. However, draft policies and programs were developed during these planning periods; therefore, both draft documents serve as the best proxy for benchmark review. While the draft documents were never officially adopted, the 2005-2010 and 1999-2004 draft Housing Elements address housing needs and community-specific and housing-related issues of the time period.

This section evaluates the City's progress in two contexts: 1) the City's progress towards meeting Coastal Zone requirements; and, 2) the City's success in meeting its housing goals and program objectives. This evaluation is a key component in the determination of goals and programs to be included in the 2013-2021 Housing Element.

11.17 Evaluation of Progress towards Meeting Coastal Zone Requirements

Section 65588 of the Government Code requires that, in housing element updates, coastal jurisdictions document the number of low and moderate income units converted or demolished, and the number of replacement units provided. Section 65588 also requires that revisions of the housing element must include, for the coastal zone:

- Number of new units approved for construction after January 1, 1982
- Number of units for low and moderate income households required to be provided either within the coastal zone or within three miles of it.
- Number of units occupied by low and moderate income households and authorized to be demolished or converted since January 1, 1982.
- Number of units for low and moderate income households required either within the coastal zone or within three miles in order to replace those being demolished or converted.

Because the City was incorporated in 1986, information is not available for units produced between 1982 and 1986. The information in **Table B-53** was obtained from the County of San Diego Department of Housing and Community Development and from City records.

Table B-53: Residential Development in Coastal Zone (1986-2012)			
Residential Development in the Coastal Zone	1986-1999	1999-2004	2005-2017*
New construction	1,021	1,013	1,062
New low-and moderate-income housing	43	48	92
Demolished market rate housing	65	81	213
Demolished/converted low- and moderate-income housing	4	0	0
Replacement low- and moderate-income housing	4	0	0
*Date range includes 7/1/2005 to 12/31/2017			

11.18 Evaluation of Adopted Housing Element Goals and Programs

This section of the Housing Element is intended to describe the City's progress in meeting the goals and policies of the latest adopted Housing Element. However, the last Housing Element was adopted in 1992 and a lot has changed since then. That is, it is difficult to gauge or infer progress out of evaluating programs that were developed 20+ years ago. Since a considerable amount of effort went into updating the Housing Element during the fourth and fifth cycles (1999 and 2005), it is reasonably expected that these draft programs are a more useful source of information.

The programs contained in these draft Housing Elements described specific actions the City of Encinitas proposed to carry out to satisfy the community's housing needs and meet the requirements of State law. The evaluation section of these draft documents detailed what happened and described the actual results or outcomes of the prior planning efforts. For example, for each program the draft documents compared significant differences to determine where the previous draft housing element met, exceeded, or fell short of what was anticipated.

The results of this review and assessment were used to revise and update the proposed programs for 2013-2021 as described in the Implementation Plan section. The programs were organized into five major issue areas: Housing Opportunities, Homeownership Opportunities, Rental Assistance, Quality of Housing, and Maintenance and Preservation of Housing.

11.19 Housing Opportunities

1999/2005 HE Program 1: Zoning Code – Existing Provisions

The relationship between housing goals and land use planning is direct. The Land Use Element of the Encinitas General Plan and its implementing zoning regulations is the City's most important "housing program," by providing for the number and type of housing units needed. The Housing Needs, Housing Constraints and Housing Resources sections of the Housing Element establish the relationship between identified housing needs and the ability to meet those needs through the City's land use planning. The following existing provisions of the City's Zoning Code are designed to ensure that the City achieves its housing objectives as a result of zoning implementation. Note that some of the City's zoning provisions will continue to be implemented on an on-going basis, while others need modification or "fine tuning" through amendments to the Zoning Code.

1999/2005 HE Program 1A: Overall Land Use Plan Implementation

The City proposed to continue to apply zones through the Zoning Code and Zoning Map to correspond with the Land Use Element's residential designations that would have provided a range of residential densities and housing types. These included the single-family residential categories, (RR through RS-11) the multi-family categories (R-11 through R-25 zones) and the specialty category of Mobile Home Park (MHP).

Program Accomplishment: This program was an on-going activity. The City initiated a comprehensive update to its General Plan in 2010. The Comprehensive General Plan Update and subsequent Housing Element-related work provided additional opportunities to evaluate appropriate locations for high-density residential and mixed-use development.

Program Evaluation: This program is continued as part of the 2013-2021 Housing Element.

1999/2005 HE Program 1B: Accessory Units

The City proposed to apply zoning code provisions that allowed accessory units (also known as second units or granny flats) by right in all single-family residential zones, in accordance with State law. In addition, the City allowed developers of single-family subdivisions to meet inclusionary housing requirements by building accessory units. After conducting an inventory of inclusionary, accessory units in 2003, the City re-evaluated that accessory unit option. Many owners of the accessory units did not rent the units out in accordance with the recorded covenant.

Program Accomplishment: The City's accessory unit regulations were amended in the mid-1990s, permitting their construction by right in single-family neighborhoods. Implementation of the City's ordinance permitted the construction of at least 163 new accessory units. Over the past several years, the production on new accessory units has ranged from 14 to 21 units per year, with about 19 new units on average.

Program Evaluation: This program has been successful in fostering the development of accessory units throughout the community and is continued in the 2013-2021 Housing Element. Program 1C has been added to relax development standards and to encourage more accessory unit (second-unit) production.

1999/2005 HE Program 1C: Agricultural Worker Housing

The City proposed to continue to apply zoning code provisions that would allow agriculture worker housing as an accessory to agricultural/horticultural land uses. The City proposed to review development standards/limitations that were in effect for agricultural worker housing to avoid potential disincentives, and allow for flexibility in the type of structure allowed as accessory agricultural program housing.

Program Accomplishments: The City did not undertake any formal review of its zoning/development standards for agricultural worker housing. At the same time, there has been no indication that the City's standards have posed a constraint to the provision of such housing.

Program Evaluation: The City's current Zoning Code requires agricultural worker housing requires a minor use permit, which is inconsistent with state law. A program is included in the 2013-2021 Housing Element to amend the Zoning Code to comply with state law. Refer to Program 3D.

1999/2005 HE Program 1D: Mobile Home/Trailer Parks

The City proposed to continue to apply zoning provisions that allowed the development of new mobile home/trailer parks and that recognize and allow the expansion of existing parks. The City will maintain the exclusive mobile home park zone (MHP), where appropriate, and will continue to provide for parks as an option under other zones. The 2005 draft Housing Element identified a need to conduct a citywide assessment of mobile homes/trailer parks to determine their status and ability to continue to provide affordable housing opportunities.

Program Accomplishments: The City did not receive any applications to expand mobile home parks or to rezone parks to the MHP zone. The City recently conducted an evaluation of mobile home parks and their capacity to continue to serve relatively affordable housing. The objective of the study was to develop a series of strategies and programs to encourage park conservation and sustain long-term, relatively affordable housing. The City Council considered a number of regulatory and non-regulatory alternatives.

In response to resident-based surveys and community input received at three workshops, the Council decided not to pursue an alternative that would have expanded the sites that are currently zoned for exclusive mobile home park use. However, City Council directed staff to implement several different programs aimed at mobile home park preservation. One particular strategy included a City-administered residential rehabilitation program for mobile homes and trailers, which has been implemented.

Program Evaluation: Mobile homes continue to be an affordable homeownership option, but space rents in many parks have remained relatively high. A recent mobile home park inventory, conducted in 2007-2008, addressed a variety of mobile home park strategies for implementation to provide affordable housing opportunities.

1999/2005 HE Program 1E: Care Facilities

The City proposed to continue to allow for the development of small scale care facilities, community care facilities, congregate care facilities, and residential care facilities under zoning to meet the special housing needs of seniors and persons with disabilities.

Program Accomplishments: In early 2005, the City revised its ordinance and definitions to be consistent with State standards.

Program Evaluation: This program is continued as part of the 2013-2021 Housing Element. Refer to Program 3D.

1999/2005 HE Program 1F: Identify and Remove Constraints to the Development of Housing for Persons with Disabilities

State law requires jurisdictions to analyze potential and actual governmental constraints on the development of housing for persons with disabilities and describe the City's efforts to remove or mitigate those constraints. During the 1999 Housing Element cycle, the City proposed to analyze its zoning ordinance and procedures to ensure that they provided flexibility in, and not constrain, the development of housing for persons with disabilities. If constraints were found, the City proposed to amend their zoning ordinances and/or change their procedures in order to remove them. Similarly, in the 2005 Housing Element planning period, the City proposed the development of a formal reasonable accommodation procedure.

Program Accomplishments: Through its building permit authority, the City enforces state Title 24 accessibility regulations. As needed on a case-by-case basis, the City has made reasonable accommodations with respect to accessibility in its application of zoning/development standards. As part of the City's participation in the Regional Analysis of Impediments to Fair Housing Choice study, the City's processes and ordinances were reviewed.

Program Evaluation: This program is carried over into the 2013-2021 Housing Element programs. Refer to Program 5A. The City will develop a formal reasonable accommodation procedure for persons with disabilities as related to zoning/development and building permit processes.

1999/2005 HE Program 1G: Density Bonus

At the time that the 1999 Housing Element was prepared, State law required that if a developer agrees to construct at least 20 percent of the total units of a housing development for lower income households, or 10 percent of the total units of a housing development for very low income households, or 50 percent of

the total units for elderly households, a city had to grant a density bonus of at least 25 percent over the otherwise maximum allowable density for the project site. Additionally, the law requires a city to offer at least one concession or incentive to a developer in exchange for affordable housing. The City's Local Coastal Program (LCP) restricts density bonuses to a maximum of 25 percent and allows only one concession or incentive due to the California Coastal Commission's interpretation of State Density Bonus Law.

New State law (SB 1818) has modified the requirements for the City if a developer requests a density bonus for providing affordable housing as part of a development proposal. Key provisions of the new law include lowering minimum density bonuses and affordable housing set-asides, providing a density bonus range that caps at 35 percent and requiring cities to grant up to three incentives or concessions. The law also provides for reduced parking requirements if requested by a developer. The program contained in the 2005 Housing Element cycle sought to bring the City's density bonus provisions into compliance with the new provisions of State law.

Program Accomplishments: The City's implementing ordinance of density bonus law is inconsistent with the recent changes. Although the City's density bonus regulations do not comply with State law, they have not been a barrier to the City approving density bonus projects. Most of the City's approved subdivisions since 2003 have associated with density bonus projects.

Program Evaluation: The 2013-2021 Housing Element will include a program to bring the City's density bonus ordinance and LCP into conformance with the new provisions of State law. Refer to Program 3A. The City updated its density bonus regulations, which related Local Coastal Program amendment was certified by the Coastal Commission in 2016. Additionally, the City will evaluate how the ordinance may be applied in conjunction with the City's Inclusionary Housing program to maximize affordable housing opportunities.

1999/2005 HE Program 1H: Inclusionary Housing Program

The City proposed to establish an inclusionary housing program that required subdivisions of 10 or more units to set aside at least 10 percent of the units for low income households. As a condition of approval of any tentative subdivision map for residential dwellings, community apartments, stock cooperatives or conversions of 10 units or more, it was proposed that the subdivider was to reserve a unit or units to tenants at or below 50 percent of the area median income. The units either had to be rented at or below the affordable rent level or sold at a price affordable to eligible households.

Residential subdivisions of 10 or more units could have met the City's 10 percent Inclusionary Housing Requirement by building an accessory dwelling unit with an affordability deed restriction. Accessory units also were rent restricted through the City's Affordable Unit Policy. After conducting a citywide survey of accessory unit owners in October 2003, the City found that many homeowners did not rent out the accessory units in accordance with the recorded covenant. The 2005 Housing Element sought to implement changes to the inclusionary program to more effectively meet the City's affordable housing goals and grant developers greater flexibility in how they fulfill their inclusionary requirements.

Program Accomplishments: The City enacted an ordinance that implemented the above requirements of the 1999 Housing Element. Since adoption of the inclusionary housing program, 125 units were produced, including 14 for-sale units, 67 rental units, and 44 accessory units. As mentioned above, although at one

time allowing developers to build inclusionary, accessory units has dispersed affordable units throughout the community, enforcement of rent restrictions has proven to be difficult. The City subsequently re-evaluated that accessory unit option. Many owners of the accessory units did not rent the units out in accordance with the recorded covenant. After some discussion, the City changed its policy and no longer allows developers to meet inclusionary housing requirements by building accessory units.

Program Evaluation: This program was successful in fostering the development of affordable units and should be continued in the 2013-2021 Housing Element. Refer to Program 2A. The City will evaluate how this program may be combined with the City's Density Bonus program to maximize affordable housing opportunities. The City also will evaluate expanding the application of inclusionary housing to increase homeownership and rental opportunities for moderate-income households, as well as other changes in the program to more effectively meet the City's affordable housing goals.

1999/2005 HE Program 1I: Permit Streamlining Policy

The City proposed to continue its existing policy to streamline permitting procedures for affordable housing projects. This effort was to address the possible administrative constraints of securing permits to produce an affordable housing project.

Program Accomplishments: The City engaged in a program to improve the efficiency of the development review process. Elements of the program included upgrading the computerized permitting system, reducing unnecessary paperwork, eliminating certain permit requirements, and establishing an interdepartmental team to quickly resolve problems as they arise.

The City streamlined permitting for two affordable housing projects, Poinsettia Ridge and Cantebria Senior Apartments. The non-profit developer of the Cantebria project developed the units under a HUD senior housing program, and due to a lengthy review process within HUD, was not able to realize any advantage from the expedited processing.

Program Evaluation: This program is continued in the 2013-2021 Housing Element with an emphasis on working with non-profit and for-profit housing developers to better utilize the expedited process.

1999/2005 HE Program 1J: Reduced Parking Standards for Mixed-use and Affordable Housing in Specific Plan Areas

Mixed-use units that were guaranteed to be affordable to low or very-low income households were allowed a reduced, one-space-per-unit parking requirement. The City proposed to continue to enforce these zoning provisions and to seek to incorporate reduced parking standards for mixed-use and affordable housing projects in future Specific Plan Areas.

Program Accomplishments: In the Downtown Specific Plan Area and the North 101 Corridor Specific Plan Area, no more than two off-street parking spaces required for any unit in a mixed-use development.

In the Encinitas Ranch Specific Plan Area Mixed-use Zones, the Planning and Building Director has the authority to reduce the above parking requirements for affordable housing projects, provided either that a parking study was prepared to support the proposed reduction in parking spaces or a baseline parking study was conducted by the City that was applicable to all affordable housing development in the City. This authority was exercised in at least one affordable housing development during the last review period.

Program Evaluation: The City reduced parking standards for the Cantabria Senior Apartments to 0.67 per unit, based on parking studies conducted by the developer of similar senior complexes in Southern California. However, when the complex began leasing up, the property manager discovered that 75 to 80 percent of applicants had cars. As a result, after the complex was 60 percent leased, the property manager began selecting only applicants without cars. This program is continued the 2013-2021 Housing Element; however, in senior complexes the City will require a minimum of one space per unit, plus guest parking.

1999 HE Program 1K: New Zoning Code Provisions for Multi-Family Residential Use

The City proposed to continue to review zoning code development standards to identify and remove disincentives for the development of multi-family units. The City considered relaxing multi-family off-street parking requirements for affordable housing projects on a case-by-case basis.

Program Accomplishments: This program was applied to the Second St. mixed-use project (4 units) and the Cantabria Senior Housing (45 units).

Program Evaluation: The City will continue review of the zoning code for any incentives and/or disincentives. However, it should be noted that multi-family housing development is eligible for the density bonus program and under the new density bonus law, incentives and concessions to development standards are provided for. Thus, any potential disincentives that can be identified may be mitigated if a developer seeks out concessions or waivers through the density bonus program. This program is not separately identified in the 2013-2021 Housing Element.

2005 HE Program 1K: Eliminate Separate Lot or Airspace Ownership Requirements in North Highway 101 Specific Plan

The North Highway 101 Corridor Specific Plan requires that all new residential detached dwelling units in residential-only developments must be constructed on a legally subdivided lot or must be subdivided to permit ownership of airspace in the form of a dwelling unit with an undivided share in common elements. While this requirement is appropriate for single-family homeownership projects, it may pose as a disincentive to the provision of multi-family housing.

Program Accomplishments: The City has not implemented this program.

Program Evaluation: This program was included in the 2013-2021 Housing Element. Refer to Program 3C.

1999/2005 HE Program 1L: Manufactured Housing

The City proposed to continue to permit manufactured housing units by right in single-family zones, as long as the units meet all zoning and building codes.

Program Accomplishments: This is an on-going program.

Program Evaluation: This program is continued in the 2013-2021 Housing Element.

2005 HE Program 1M: Neighborhood Revitalization Opportunities

The City proposed to designate blighted or declining residential neighborhoods as a "Neighborhood Revitalization Area" to enable HUD funding allocations and other available resources to implement housing rehabilitation, new construction, homeownership opportunities, etc.

Program Accomplishments: The City has not implemented this program.

Program Evaluation: HUD expects to approve strategies that will achieve substantial improvements in the delineated neighborhood area and will create meaningful levels of economic opportunities. Regardless of Federal appropriation streams or other funding levels, a neighborhood strategy submission for a delineated geographic area of the City is unlikely to be competitive. This program was not included in the 2013- 2021 Housing Element.

2005 HE Program 1N: Amend Design Review Findings for Residential Projects

The City requires design review approval for most proposed development. Unless exempt, residential projects need to be consistent with the City's design guidelines and comply with certain regulatory findings before they may be constructed. Among these findings is the requirement that the project "would not tend to cause the surrounding neighborhood to depreciate materially in appearance or value (EMC 23.08.080)." In response to concerns that such a finding could pose a constraint to housing, the City will evaluate this design review finding for its potential to be subjectively applied in denying a residential development.

Program Accomplishments: The City has not implemented this program. However, through the Housing Element "Restart" process, the community expressed some clear support to create design standards for future projects so that the community can be confident that they will fit in with existing neighborhoods.

Program Evaluation: This program was included in the 2013-2021 Housing Element. Refer to Program 3C.

1999 HE Program 2, 2005 HE Program 2b: Encourage Mixed-Use Development and Increase Awareness of Potential for Mixed-Use Development; Assess Feasibility of Expanding Mixed-Use Zoning in Other Parts of the City

The City proposed to continue to allow for the inclusion of mixed-use development of secondary residential units with development of principal commercial uses. Mixed-use residential provisions could have included requirements or incentives to be affordable. In a high-cost area such as Encinitas, this represented a significant opportunity for the development of multi-family housing.

The City also proposed to assess the feasibility of expanding mixed-use zoning provisions in other areas of the City (in both the 1999 and 2005 Housing Elements).

Program Accomplishments: Mixed-use was integrated into the City's Zoning Code. The Encinitas Ranch, Downtown Encinitas, and North 101 Corridor Specific Plans included provisions for mixed-use development in commercial districts with densities from the residential portion at 15-25 dwelling units per acre, with certain areas not being limited to a specific density. The City works to increase developer awareness of the potential for mixed-use development in Encinitas. Additionally, the City continues to provide technical support to developers proposing mixed-use projects.

Program Evaluation: This program is continued in the 2013-2021 Housing Element and should be made a high priority for implementation.

2005 HE Program 2A: Affordable Housing Overlay Zone

As part of the 2005-2010 Housing Element, the City conducted an analysis of its land use plan to determine the potential capacity to meet its regional housing needs allocation. The analysis showed that it would be

beneficial to augment the higher- density capacity of mixed-use zones by establishing an Affordable Housing Overlay Zone (AHOZ). The AHOZ would designate specific sites for higher residential density, provided that the affordable housing targets established for each site is met through development. The City will identify appropriate sites and apply the AHOZ designation through a zoning ordinance, General Plan, and Local Coastal Program amendment.

Program Accomplishments: The City has not implemented this program.

Program Evaluation: While an AHOZ is a land use tool that the City can utilize to develop RHNA capacity, an up-to-date sites inventory program was established for the 2013-2021 Housing Element to provide sufficient sites (appropriately zoned) to meet the City's full, "fair" share of RHNA for the current planning period. However, depending on how the overlay is created, an AHOZ could be a tool to consider implementing better design control or more attainable housing units in rezoned areas.

2005 HE Program 2C: Coastal Housing Replacement

As part of the 2005 Housing Element, the City proposed a program to identify resources to provide for the replacement of housing. State law (Government Code Section 65590) requires replacement of low- and moderate-income housing lost due to conversion or demolition of housing in the Coastal Zone. The replacement requirement is applied to projects of three or more dwelling units (eleven or more if multiple structures).

Program Accomplishments: The City has not initiated this program.

Program Evaluation: The range of options that could be considered under this activity could include fees for condominium conversions and other replacement housing requirements, especially for affordable housing lost through conversion or removal. This program was included in the 2013-2021 Housing Element. The City advances Government Code Section 65590 by regulating the applicability of these provisions on a case-by-case basis. However, the objective of this program may be something that the City should consider addressing in the next planning cycle.

11.20 Homeownership Opportunities

1999 HE Program 3, 2005 HE Program 3a: First-Time Homebuyer DownPayment Program

The City proposed to continue to provide the First-Time Homebuyer Program. This program provided down payment and/or closing cost assistance to low- income first- time homebuyers. The maximum loan limit was \$10,000 and the appraised value of the property being purchased could not have exceeded \$269,000. The City placed a second trust deed on the property as security for the loan. Repayment of the loan was deferred until sale, transfer, or non-owner occupancy of the unit. If the buyer resided in the unit for seven full years, the loan was forgiven.

Program Accomplishments: The program provided one down payment assistance loan which was used in conjunction with a Section 8 Homeownership Voucher. Due to the steep rise in the price of condominium properties, which had previously been the most affordable units for first-time homebuyers, the subsidy provided by the City was found to be inadequate. In response, the City increased its subsidy level to \$40,000 per household and increased the maximum sales price to \$421,000.

Program Evaluation: Housing prices have sky-rocketed in recent years making the first- time homebuyer program all but infeasible even with the increased loan amounts and home valuation. The required subsidy would be so large as to exceed HOME funding limits and would be an inefficient use of limited resources. The gap between the affordable sales price and the median sales price for condominium units is at least

\$200,000. Thus, unless condominium prices decline, it will be difficult to assist first-time homebuyers.

Previously allocated funding for down payment assistance can be made available for the rare circumstance of a qualified buyer purchasing an affordable unit. However, this program should be phased out in favor of directing the City's limited financial resources to more effective uses such as rental assistance or affordable housing development.

1999 HE Program 4, 2005 HE Program 3b: San Diego Regional Mortgage Credit Certificate Program (MCC)

The City proposed to continue to participate in and promote the San Diego Regional Mortgage Credit Certificate Program. This program entitled qualified first-time homebuyers to take a federal income tax credit of 15 percent of the interest paid on the mortgage. The credit reduced the buyers' income taxes and increases net earnings, thereby increasing the buyers' ability to qualify for a mortgage loan.

Qualified applicants had to be first-time homebuyers earning no greater than 120 percent of the area median income.

Program Accomplishments: This program was more effective when combined with the Downpayment Assistance program and resulted in the use of six certificates within the City during that time frame. As mentioned above, the surge in home prices over the first part of the 2000s has rendered this program all but infeasible as well. One MCC has been issued in the last seven years.

Program Evaluation: The City may continue to participate in the MCC program in the event that a unique opportunity for such assistance presents itself. Given the extremely high property values in Encinitas, the City will not rely on this program to achieve its affordable housing goals. However, the program is ongoing.

1999 HE Program 5: Homebuyer Classes

The City proposed to continue to sponsor homebuyer classes twice a year to educate citizens about the home buying process and to inform participants of the available home buying assistance programs.

Program Accomplishments: A few classes were held during the first half of the 1999- 2005 Housing Element cycle but none have been conducted since. Due to the lack of affordable for-sale housing opportunities in Encinitas, the City decided to discontinue homebuyer classes. Interested persons are now referred to private organizations that hold classes in the area.

Program Evaluation: Limited staff resources and surging home prices have forced this program to a low priority activity. This program has not been identified in the 2013- 2021 Housing Element.

11.21 Rental Assistance Programs

1999 HE Program 6, 2005 HE Program 4A: Section 8 Rental Assistance

The Section 8 Housing Choice Voucher Program is the Federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The City proposed to continue to administer the Section 8 Rental Assistance Program. This program provided rental assistance to eligible very low and low income households. The subsidy represented the difference between the rent that exceeds 30 percent of a household's monthly income and the actual rent charged.

Program Accomplishments: The City added 86 additional vouchers to an existing base of 50 vouchers. Of these new vouchers, 50 initially were "mainstream" vouchers for persons with disabilities. To cover the cost of the program, HUD provided, and continued to provide, funds to allow the City's Housing Authority to make housing assistance payments on behalf of the families. HUD also pays the Housing Authority a fee for the costs of administering the program.

In FY 2008-2009, City Council also approved the use of HOME funds for a tenant-based rental assistance program (see 1999 HE Program 7, 2005 HE Program 4B). The TBRA program replicates the City's Housing Authority Section 8 Housing Choice Voucher Program. TBRA recipients are selected from the top of the Section 8 waiting list. The TBRA will assist in shortening the wait times for households prior to receiving a Section 8 Choice Voucher.

Program Evaluation: This program is continued in the 2013-2021 Housing Element. HUD (the U.S. Department of Housing and Urban Development) has not issued any new vouchers to the City of Encinitas for several years. In January 2004 and January 2005, HUD capped the Section 8 budget, which required the City to reduce program operating costs. The City responded by increasing the payment standards and enhancing occupancy standards, which provides more opportunity for rental units. Then, more recently, on March 1, 2013, around \$85 billion in Federal budget cuts known as sequestration took effect. The sequestration cuts are part of a 10-year plan of catastrophic funding reductions to discretionary domestic programs, including HUD and the military. The impact of sequestration on the City's Housing Authority has resulted in the more losses. Although the City will continue to administer its Housing Voucher Program, the City's ability to expand this program or even maintain it at its current level is dependent upon the Federal budget process. Recent indications from HUD are that Federal support for Section 8 will not be expanded. The City currently provides assistance to about 111 households. From 2009 to 2015, the City also administered a TBRA program, subsidizing 7 additional households. When additional funds become available to assist new families, the City will fund additional Section 8 Housing Vouchers.

1999 HE Program 7, 2005 HE Program 4B: HOME Housing Vouchers Program

The City proposed to continue to fund this program by using vouchers to target very low income households mirroring the Section 8 program. The HOME Housing Voucher program provides 24 months of rental assistance. During this time period, eligible participants could have transferred to the Section 8 program for on-going assistance as vouchers became available.

Program Accomplishments: In early 2009, City Council approved the use of HOME funds for tenant-based rental assistance (TBRA) program. This provided rent subsidies to lower-income households that are

currently awaiting a voucher on the Section 8 waiting list. The maximum length of assistance is 24 months, and at the time, the approved HOME funding of \$199,356 was going to provide rent subsidies for approximately over a two-year period. The TBRA program replicated the City's Housing Authority Section 8 Housing Choice Voucher Program. TBRA recipients were selected from the top of the Section 8 waiting list. The TBRA assisted in shortening the wait times for households prior to receiving a Section 8 voucher.

Program Evaluation: This program was planned to continue in the 2013-2021 Housing Element; however, due to federal changes to the HOME program, Encinitas will not be receiving funding from the County of San Diego to administer HOME programs. As a continued member of the San Diego Regional Consortium, City of Encinitas residents may receive assistance through the County of San Diego's HOME programs. The County-TBRA programs are developed to provide rental assistance to former foster youth between the ages of 18 and 24 and those that are attempting to reunify with their children while in substance abuse recovery.

11.22 Quality of Housing

1999 HE Program 8, 2005 HE Program 5A: Equal Opportunity Housing Marketing/Fair Housing

The City proposed to continue to require that, as a condition of approval of any new housing development, units be marketed and sold according to procedures designed to promote equal housing opportunities. The City also proposed to continue to contract with a non-profit fair housing organization to provide outreach, counseling, education, testing for discrimination and assistance regarding fair housing issues.

Program Accomplishments: The City disseminated information about fair housing in its housing brochure and on the City website. Brochures also were distributed at libraries, grocery stores, community centers, and other public places. The City contracted with North County Lifeline to provide fair housing counseling and education. The City referred to the Regional Analysis of Impediments (AI) to Fair Housing (completed in 2004 and updated in 2011) as part of its analysis of potential impediments to affordable housing, and the Housing Element addresses the recommendations of that study as part of its program to reduce governmental constraints.

Program Evaluation: The program has been successful and should be continued in the 2013-2021. The City will address the impediments to fair housing identified in the AI.

1999 HE Program 9, 2005 HE Program 5B and 5C: Emergency Shelter/Transitional Housing Development Assistance

The City proposed to continue to sponsor or assist emergency shelter and transitional housing facilities, inside City limits or outside within a reasonable proximity. The City encouraged and/or supported facilities by providing siting opportunities, grants, or low cost loans, to operator agencies, grants. The City also proposed to provide financial assistance to the Community Resource Center (a nonprofit service agency based in Encinitas) for case management and the YMCA-Oz North Coast for emergency shelter for homeless and runaway youth. The City will participate in winter homeless assistance programs, either through motel voucher funding and a temporary winter shelter.

Program Accomplishments: The City provided funding to several non-profit organizations that provide shelter and emergency assistance. The Community Resource Center (CRC) expanded and renovated its transitional housing program for battered women and their children. The group living program was

expanded from 11 to 24 beds. With annual funding from the City, the CRC provides case management, emergency assistance, food assistance, and employment preparation services. The agency also administers a motel voucher program.

The City continued to support other agencies that provide services to homeless persons, including YMCA of North Coast, Fraternity House, and North County Solutions for Change. The latter organization developed a 32-unit regional transitional housing facility in Vista; all six cities in North San Diego County and the County of San Diego contributed funding to the \$4.5 million project. The Family Solutions Center opened in October 2004. The Interfaith Shelter Network operated their annual winter shelter program at area churches. In addition, the City facilitated the use of the Scout Center, located on public property, for the temporary winter shelter.

Program Evaluation: The City will continue to support efforts to end and prevent homelessness in the community. SB 2 was passed in 2008 mandating jurisdictions to address housing opportunities for the homeless. The 2013-2021 Housing Element includes a program to the Zoning Code to address the provision of emergency shelters, transitional housing, and supportive housing consistent with SB 2.

1999 HE Program 10, 2005 HE Program 5D: Enforcement of Accessible Housing Regulations

The City proposed to continue to maintain accessible housing regulations and implement California Title 24 provisions for development review and approval.

Program Accomplishments: Through its building permit and code enforcement programs, the City enforced the provisions of California Title 24 accessibility requirements.

Program Evaluation: This program is ongoing and continued in the 2013-2021 Housing Element cycle in accordance with State law.

11.23 Maintenance and Preservation of Housing Programs

1999 HE Program 11, 2005 HE Program 6A: Residential Rehabilitation Program

The existing affordable housing stock is a valuable resource to the City. The City proposed to continue to fund the County of San Diego residential rehabilitation program. This program provided assistance for low income households to upgrade units to decent, safe and sanitary conditions from a previous below-standard condition. The assistance was available to low-income homeowners and to owners of rental units that will rent to low income households.

Program Accomplishments: The County administered a residential rehabilitation program on behalf of the City of Encinitas for many years. Under the County of San Diego residential rehabilitation program, the County made two loans to low-income households in Encinitas.

In early 2009, the City Council approved its own City-administered residential rehabilitation program and opted out of the County program. The City immediately reached out to various community groups and commenced an aggressive marketing/advertising campaign throughout the City's mobile home parks. After two- years of implementation, the City rehabilitated nearly 100 mobile homes, and two single-family residences. The City continues to market/advertise this program to the City's eleven mobile home parks to advance one of the outcome goals of the mobile home park study (see 1999/2005 HE Program 1D: Mobile Home/Trailer Parks).

However, traditional funding appropriation streams have been significantly cut at a Federal level – leaving about \$100,000 annually to fund activities under this program. City staff regularly seeks out additional funding opportunities for rehabilitation of ownership and rental units, including Community Development Block Grants, HOME, etc.; however, currently CDBG is the only funding administered locally. Encinitas will not be receiving funding from the County of San Diego to administer HOME programs.

Program Evaluation: As the City's housing stock ages, the need for housing rehabilitation to preserve neighborhood quality will continue to increase. Therefore, the City will continue to promote the rehabilitation programs offered through the City in the 2013-2021 Housing Element cycle. The future effectiveness of this program is derived by available resources and financing. It is estimated that current program funding levels will provide assistance to about five households on an annual basis.

1999 HE Program 12, 2005 HE Program 6B: Affordable Unit Policy

The City has a number of second dwelling units that were constructed or converted illegally (without required permits) and might not meet City codes. Many of these units provide affordable housing opportunities that might not otherwise be available. In response to this issue, the City developed a program for illegal unit conversion. This program allowed homeowners with illegally established second dwelling units on their property to apply for legalization. It allowed the illegal units to exist in perpetuity provided that the units:

- Were placed into service prior to City incorporation in 1986 and have been used as rentals since 1986;
- Complied with the current Uniform Building Code and meet City zoning and development standards to the maximum extent feasible;
- Met the minimum dwelling unit size standards; and
- Were rented to only very low or low-income households.

Program Accomplishments: About 40 units were legalized under this program, providing safe housing for lower income households.

Program Evaluation: This program will be continued and be made available to property owners in the 2013-2021 Housing Element period. It is anticipated that the number of applications will decrease over time, however, as it will become increasingly difficult to meet the pre-incorporation occupancy threshold. City Council recently revised the compliance program with less restrictive, more preferential terms...but the terms are only valid through 2015.

11.24 Financing

2005 HE Program 7A: Federal and State Financing

The City will facilitate or support the applications of experienced developers and homeless providers for financing to develop affordable housing.

Program Accomplishments: Under this 2005 Housing Element program, it was anticipated the City would meet with potential affordable housing developers, provide site information, assist in the entitlement process, and consider on a case-by-case basis other incentives to include fee waivers and modification of standards. City staff met with several non-profit and affordable housing developers over the course of the

2005-2012 planning period. In addition, the City partnered with several different groups to help construct a 20 unit, Iris Apartment complex. Five of the two-bedroom units and three of the three-bedroom units are at reserved for households at 50 percent of Area Median Income (AMI). Seven of the two-bedroom units, and five of the three-bedroom units are at reserved for households at 60 percent AMI. Through a competitive process, the project was awarded tax-credits totaling \$4,655,490. The City contributed \$350,000 total in loans from two sources; \$194,466 in federal HOME Investment Partnership funds, and \$155,534 in local City Affordable Housing Development funds. The project secured \$1,146,759 in private loans/investments, including land donation. The total cost for the Iris Apartments was \$8,332,699.

Program Evaluation: In order to make affordable housing development economically feasible, developers must layer financing from several State and Federal financing sources. The City will continue to facilitate this process under several different 2013- 2021 Housing Element programs.

2005 HE Program 7B: Local Financing

The City will investigate potential local sources that will generate dedicated housing revenue to augment the City's affordable housing trust fund.

Program Accomplishments: As part of the City activities associated with this program and Program 7A from the 2005 Housing Element, the City met with potential affordable housing developers.

Program Evaluation: Sources to augment the City's affordable housing fund include a couple of different funding opportunities. This updated Housing Element contains programmatic provisions to consider the inclusionary housing program and will consider other tools to achieve the stated purpose of increasing funding opportunities. While this updated Housing Element does not identify a program to evaluate a coastal replacement/conversion fee, it is anticipated that this provision will be addressed in the near future.

11.25 Quantified Objectives in Past Housing Element Cycles

Housing Element law required that quantified objectives be developed with regard to new construction, rehabilitation, conservation and preservation activities that will occur during the Housing Element cycle. **Table B-54** summarizes the City of Encinitas' quantified objectives for past Housing Elements, **Table B-55** summarizes the City's actual accomplishments in construction, and **Table B-56** summarizes the City's accomplishments in housing rehabilitation, preservation, and other assistance.

Table B-54: Historical Quantified Objectives					
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Totals
1999-2004					
New Construction	441	340	366	437	1,584
Rehabilitation	-	7	n/a ¹	n/a ¹	7
Conservation					
Section 8	100	-	-	-	100
"At Risk" Units	-	40	-	-	40
Totals	541	387	366	437	1,731
2005-2010					
New Construction	392	299	324	697	1,712

Rehabilitation	-	25	n/a ¹	n/a ¹	25
Conservation					
Section 8	156	-	-	-	56
Totals	448	324	324	697	1,793
1. The City only set quantified objectives for very low and low income rehabilitation that occurred with assistance through the rehabilitation program. Moderate and above moderate income rehabilitation may still have occurred.					

11.25.1 New Construction

Two overlapping RHNA cycles occurred within the period of 1999 through 2012. **Table B-55** summarizes the City's housing production during each RHNA cycle. While the RHNA adopted by SANDAG over these two time periods was consistent with SANDAG's projected growth for the City for the Series 10 and Series 11 Growth Forecasts, actual residential development from 2005-2012 fell below these forecasted levels. As shown in **Table B-55**, 1,621 new units were constructed during the 1999-2004 RHNA cycle. While the total number (1,621) nearly exceeded the City's RHNA (1,584), the production fell in the lower and moderate-income categories. Housing growth during the 2003-2010 RHNA cycle slowed, largely due to the severe downturn in the housing market. For this time period, the City did not meet its overall RHNA (1,712), and it did not meet its goal by income category.

Table B-55: Actual Units Constructed (1999-2012)		
7/1/99 - 6/30/04	Regional Share Goal	New Construction
Extremely Low	n/a	--
Very Low	441	21
Low	340	27
Moderate	366	--
Above Moderate	437	1,573
Totals	1,584	1,621
7/1/04 - 6/30/12	Regional Share Goal	New Construction
Extremely Low	n/a	--
Very Low	392	59
Low	299	37
Moderate	324	19
Above Moderate	697	965
Totals	1,712	1,010

Rehabilitation

Since 2009, the City funded rehabilitation of three single-family units (funding improvements to one extremely low-income household and two low-income households) and funded the rehabilitation of 96 mobile home/trailers, and one condominium. During the past ten years, low interest rates available on the market made it less attractive for homeowners to pursue the government-assisted loans due to the added eligibility, occupancy, and income restrictions. However, as the City's housing stock ages, the need for housing rehabilitation to preserve neighborhood quality will continue to increase. Therefore, the City will continue to promote the rehabilitation programs offered through the City during the next Housing Element cycle. Currently, two additional rehabilitation projects (mobile homes) are under consideration for funding.

Conservation

The City's quantified conservation objective was 140 households from 1999-2005 and 56 from 2005-2010. In 1999, this objective included 100 Section 8 Housing Choice Vouchers (rental assistance vouchers) and the conservation of 40 affordable units. In 2005, this objective included 56 Section 8 Housing Choice Vouchers. During the reporting period, the City retained all rental assistance budget authority (136 Section 8 and 20 HOME vouchers) and successfully conserved 16 affordable units through acquisition. Additionally, the City assisted six low income families in purchasing a home. Please note that **Table B-56** does not provide rehabilitation information on the mobile homes/trailers that have been assisted over the same time period.

Table B-56: Actual Rehabilitated and Assisted Units (1999-2013)				
7/1/99 - 12/31/2012	Preservation	Homebuyer	Rent Assistance	Rehabilitation
Extremely Low	6	--		1
Very Low	156			
	7	--		--
Low	3	13	--	2
Moderate	--	--	--	--
Above Moderate	--	--	--	--
Totals	16	13	156	3*
*The City only identifies quantified objectives for single-family and multi-family rehabilitation. The City also rehabilitated 96 mobile homes and trailers from 1999 to 2013. Moderate and above moderate income rehabilitation may still have occurred.				



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Appendix C: Adequate Sites Analysis

Appendix C contains the site inventory and analysis for the sites proposed to meet the City of Encinitas' Regional Housing Needs Assessment (RHNA) allocation for the 2013-2021 planning period. The sites are organized to show how the City can meet the need for the four RHNA income categories (Very Low, Low, Moderate, and Above Moderate). That information is summarized in **Table C-1** below.

Table C-1: Adequacy of Sites Inventory					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2013-2021)	587	446	413	907	2,353
RHNA Carryover (2003-2013)	253		--	--	250 253
Units Built/Approved	33	33	4	892	962
Accessory Unit Production	50 79		-- 54	--	50 133
Remaining RHNA	1,170 1,141		409 355	15	1,594 1,511
Candidate Site Unit Yield	1,621 1,431		526 492	187 177	2,260 2,100
Total Capacity Over RHNA Need	451290		117137	172162	740589

All sites were reviewed in order to ensure compliance with state law. The sites chosen meet that criteria and show the highest potential to redevelop for residential use within the planning period.

1.1 Availability of Water, Sewer, and Dry Utilities

The City of Encinitas has evaluated the availability of infrastructure from a Citywide and site-specific standpoint. In determining the feasibility of sites to accommodate the City's RHNA needs, infrastructure provision was a determining factor. As described in Appendix B under 'Environmental Constraints and Infrastructure,' the City has adequate water and sewer capacity to accommodate the planned increase in housing development. The City has reviewed the sites designated for development and has determined that each of the sites designated within each income category is adjacent to a public street that contains distribution facilities for water, sewer, and dry utilities (including cable and telephone). The availability and location of water, sewer and dry utilities and their distribution facilities do not pose a constraint to development.



C.1 Very Low and Low-Income Candidate Sites Inventory

SITES INVENTORY LIST

Very Low/Low Income RHNA Candidate Sites

Vacant

SITE 01: GREEK CHURCH PARCEL

SITE 02: CANNON PROPERTY (PIRAEUS)

~~SITE 03: L-7 PARCEL~~

SITE 05: ENCINITAS BLVD & QUAIL GARDENS PARCELS

SITE 07: JACKEL PROPERTIES

SITE AD1: SAGE CANYON

SITE AD2: BALDWIN & SONS PROPERTIES

Non-vacant

SITE 08: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)

SITE 09: ECHTER PROPERTY

SITE 10: STRAWBERRY FIELDS PARCEL

SITE 12: SUNSHINE GARDENS PARCELS

SITE AD8: VULCAN & LA COSTA

Net Acreage and Unit Yield Per Site				
Site Number	Site Name	Gross Acreage	Net Acreage	Unit Yield (DU)
Vacant				
01	Greek Church Parcel	2.50	2.00	50
02	Cannon Property (Piraeus)	6.93	6.93	173
03	L-7 Parcel	7.60	7.60	190
05	Encinitas Blvd & Quail Gardens Parcels	4.93	4.78	117
07	Jackel Properties	2.97	2.97	33*
AD1	Sage Canyon	5.23	2.40	60
AD2	Baldwin & Sons Properties	11.59	9.05	223
Subtotal		41.75 34.15	35.73 28.13	846 656
Non-vacant				
08	Rancho Santa Fe Parcels (Gaffney/Goodsen)	6.63	6.02	149
09	Echter Property	21.49	9.85	246
10	Strawberry Fields Parcel	16.90	9.85	246
12	Sunshine Gardens Parcels	3.39	3.39	84
AD8	Vulcan & La Costa	2.00	2.00	50
Subtotal		50.41	31.11	775
Total		92.16 84.56	66.84 59.24	1,621 1,431

* Unit Yield anticipates that this site will be developed for mixed-use.

Percentage of VL/L Sites by Site Type (Excluding Low Priority Sites)		
Site Type	# of Units	% of RHNA Allocation (including carryover)
Vacant	846 656	66% 51%
Non-vacant	775	60%
Total	1,621 1,431	126% 111%
RHNA Allocation (including carryover) for VL/L Income Categories: 1,286		

NET ACREAGE CALCULATIONS

Very Low/Low Income RHNA Candidate Sites

CALCULATION METHOD

The net acreage for each candidate site was calculated based on the gross acreage (for all parcels included in the site) minus the acreage deemed partially or completely undevelopable based on existing steep slopes and known environmental constraints. Environmental constraints were determined based on known site information for the parcels where that information was available and other sources, such as the City's Local Coastal Program and site observations. **The site capacity was determined by applying a 25 du/ac standard to the net acreage for each candidate site.**

The following calculation methods apply to slope constraints (Per the City of Encinitas Municipal Code for purposes of calculating density):

- All land in 0-25% slope of natural grade is allowed to use 100% of acreage.
- All land in 25-40% slope of natural grade is allowed to use 50% of acreage.
- All land in 40% + slope of natural grade is allowed to use 0% of acreage.

All acreages shown on the following sheets include any applicable acreage deductions from the gross acreage. The informational sheets include a note either stating that there were no known topographic or environmental constraints or detailing the acreage removed from the gross acreage and the reasoning.

WATER AND SEWER AVAILABILITY

As discussed in Appendix B, each site has been evaluated to ensure there is adequate access to water and sewer connections. Each site is situated adjacent to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

DEFINITIONS

Vacant Parcel: Vacant parcels are generally completely free of structures except for temporary, non-permanent features located on-site. These may include storage containers or other non-permanent facilities. Vacant parcels may also have abandoned facilities where the owner has indicated no interest in reusing them or vacant, non-habitable structures slated for demolition.

Non-vacant Parcel: Non-vacant parcels are underutilized or developed parcels and contain existing development or established uses. These may include temporary structures associated with an active use (I.E. agricultural greenhouses) or other uses currently operating on the site.

Mixed-use Site Capacity: The mixed-use site capacity was calculated per Section 3.1.2.D of the Encinitas North 101 Corridor Specific Plan, which states a maximum lot utilization of 90% and that residential uses shall not exceed 50 percent of the gross building floor area for the development site. All parcels shown with fewer than 16 units are in common ownership with one or more adjacent parcels or show the potential to be consolidated with one or more adjacent parcels. In these cases, the parcels are considered one site that can accommodate at least 16 units.

Owner-Interest: Sites within owner interested listed in the description indicate where the City has been directly contacted by the property owner and received an acknowledgement of their interest in writing, either by email or by a formal letter.

GREEK CHURCH PARCEL

SITE NUMBER 01

SITE DESCRIPTION

This site is a portion of a property owned by the Greek Orthodox Church and part of a larger parcel with existing multi-family residential uses and an existing church. The owner has expressed interest in developing the site for residential uses.

SITE FEATURES

- Primarily vacant, open space
- Concrete pad

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

Owner has indicated they are interested in developing 2.00 acres of the 2.50 acre parcel.



APN(S) (Ownership)	2611506400 (STS CONSTANTINE & HELEN GREEK ORTHODOX CHURCH)	PARCEL SIZE (AC) (GROSS/NET)	2.50/2.00
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	3459 Manchester Avenue	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Cardiff-by-the-Sea	UNIT CAPACITY	50
GENERAL PLAN LAND USE	Rural Residential .51-1.00 (RR1)	CONSTRAINTS	None
ZONING	RR1		



CANNON PROPERTY (PIRAEUS) SITE NUMBER 02

SITE DESCRIPTION

This site is a vacant property at the corner of Piraeus Street and Plato Place, both of which are 2-lane local streets. The southern portion of the site is flat due to previous grading, with the majority of the rest of the site sloping up towards a flat pad on the northeast corner. The owner has expressed interest in developing this site for residential uses.



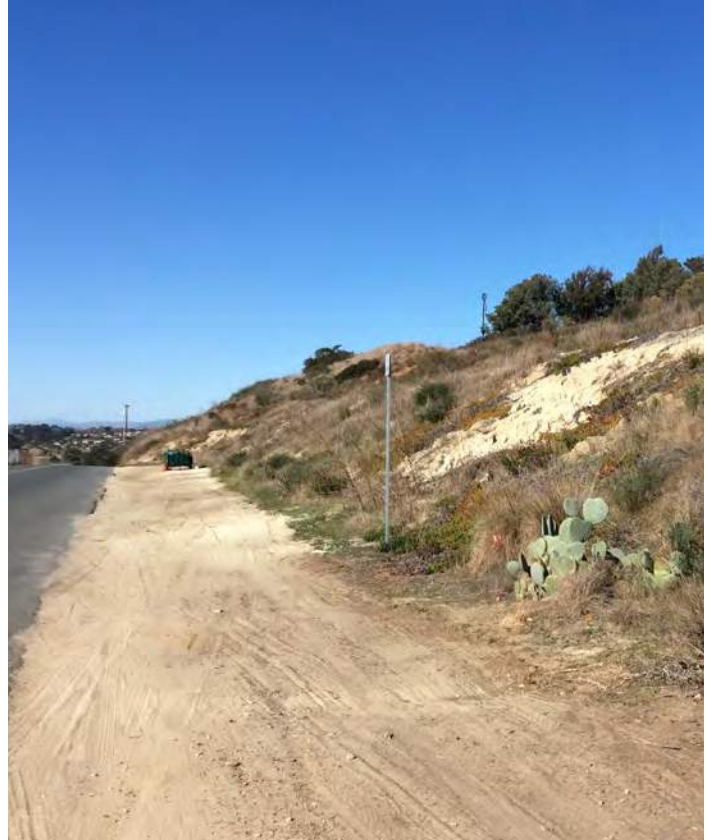
SITE FEATURES

- Vacant, natural landscape
- Partially graded
- Some mature trees/vegetation on the northern portion of the site
- Slight topography change

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

APN(S) (Ownership)	2541440100 (CANNON MARIA T)	PARCEL SIZE (AC) (GROSS/NET)	6.93/6.93
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Piraeus Street	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	173
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	<ul style="list-style-type: none"> Slight Topography (less than 25% slope, so no deductions)
ZONING	RR2		



L-7 PARCEL

SITE NUMBER 03

SITE DESCRIPTION

This site is a vacant property surrounded by low density single-family residential uses and agricultural greenhouses to the north. The site sits adjacent to a two-lane arterial with bicycle lanes in each direction and a raised center median. The site slopes gently from the east up to the west and has an existing concrete building pad in the southeast corner. This site is owned by the City of Encinitas.

Affordable housing developers have expressed interest in developing the site. If used for affordable housing, the site can be transferred directly to an affordable housing developer under G.C. Section 37364. The City is also exploring whether the site could be traded for another site where an equal number of housing units could be developed at possibly lower cost. If such a site is identified during the review period, the City may propose substituting that site for this one.

SITE FEATURES

- Vacant, natural landscape
- Existing concrete pad in the southeast corner
- Paved ingress/egress point
- Some mature trees and vegetation



PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

APN(S)- (Ownership)	2570111700- (CITY OF ENCINITAS)	PARCEL SIZE (AC) (GROSS/NET)	7.60/7.60
SITE STATUS	Vacant	MAXIMUM- DENSITY	30 DU/AC
ADDRESS(ES)	634 Quail Gardens Lane	MINIMUM- DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	190
GENERAL PLAN- LAND USE	Rural Residential .51-1.00 (RR1)	CONSTRAINTS	None.
ZONING	RR1		



ENCINITAS BLVD & QUAIL GARDENS PARCELS

SITE NUMBER 05

SITE DESCRIPTION

Parcel 2581111600 is a vacant parcel adjacent to a 6-lane arterial with bicycle lanes in both directions and a raised concrete median. The property has an access road and an existing medical office use to the west. The site has a moderately steep slope from the southern portion of the site to the northern portion and contains existing walking paths and an unpaved access road.

Parcel 2581304500 is a narrow vacant property adjacent to a 6-lane arterial with bicycle lanes in each direction and a raised concrete median. The site rises steeply from the street.

Parcel 2581308100 is a vacant parcel adjacent to a 6-lane arterial with bicycle lanes in both directions and a raised concrete median. The site contains vehicular access points from Encinitas Blvd and Quail Gardens Dr. The site contains a moderate



slope from the western portion up to the eastern portion of the site.

Parcel 2581303400 is landlocked by vacant parcels and contains an older, vacant single-family residential structure and private access road. The landowner has stated that the home is uninhabitable, and it is intended to be demolished.

The owner has expressed interest in developing all of these parcels for residential uses. All parcels are under one common ownership.

APN(S) (Ownership)	2581111600, 2581304500, 2581308100, 2581303400 (SHOWPROP DOWNEY LLC)	PARCEL SIZE (AC) (GROSS/NET)	2581111600 - 2.20/2.20 2581304500 - 0.38/0.23 2581308100 - 1.31/1.31 2581303400 - 1.02/1.02 Total: 4.91/4.78
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	550 Encinitas Blvd, 696 Encinitas Blvd, Quail Gardens Dr	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	117
GENERAL PLAN LAND USE	Office Professional (OP)	CONSTRAINTS	<ul style="list-style-type: none"> Steep topography on some portions. Acreage reduced per City code.
ZONING	OP		
LAND VALUE (2581303400)	\$999,600	TOTAL VALUE (2581303400)	\$1,020,000

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.

SITE FEATURES

- One vacant, 1-story single-family house
- Some manufactured slopes that are determined to not be a constraint on future development
- Primarily vacant, natural land
- Flat, graded area on the eastern portion

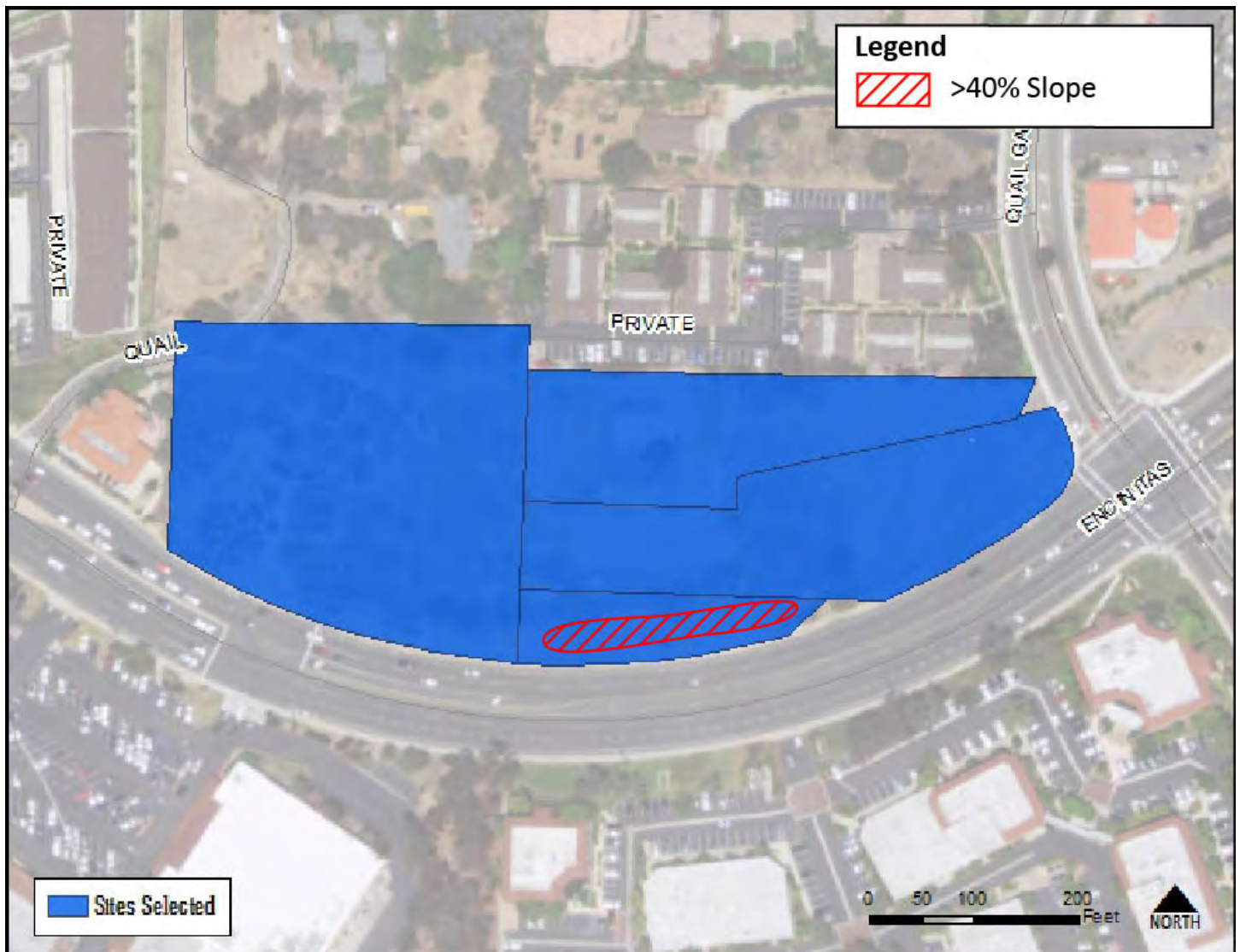
PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on the majority of the site. Therefore, the parcel size reflects the full gross acreage for the following parcels:

- 2581111600
- 2581308100
- 2581303400

Parcel 2581304500 contains 0.15 acres with slopes greater than 40% (Not developable per City of Encinitas Municipal Code). 0.15 acres was removed from the overall gross site acreage to get the 4.78 acre parcel size shown in the table on the preceding page.





JACKEL PROPERTIES

SITE NUMBER 07

SITE DESCRIPTION

Parcel 2160412100 is a vacant property that sits between existing commercial uses and attached residential. The site has an approximately 55' wide driveway adjacent to North Highway 101, a four-lane arterial with bike lanes in each direction and a center median. The site slopes gently up from the east to the west with a slope of less than 25 percent.

Parcel 2160412000 is a vacant parcel adjacent to a four-lane arterial with bike lanes in each direction and a center median. The site contains a vacant restaurant and a large vacant surface parking lot with a single ingress/egress point. The owner states that there is no existing lease and he does not plan to re-let the building

The owner has expressed interest in developing both of these sites for residential and commercial uses. Both parcels are under one common ownership. (F C A Encinitas LLC) The planned multimodal improvements on Highway 101 will not impact the area of the site.



SITE FEATURES

- One vacant, natural parcel
- Existing 1-story vacant restaurant with outdoor patio
- Large surface parking lot
- Moderate slope adjacent to Highway 10 (less than 25%)
- Existing mature trees and vegetation

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage. However, the unit yield has been reduced to reflect the owner's interest in mixed use development.

APN(S) (Ownership)	2160412000, 2160412100 <u>One Owner for all parcels:</u> (F C A ENCINITAS LLC)	PARCEL SIZE (AC) (GROSS/NET)	2160412000 - 1.91/1.91 2160412100 - 1.06/1.06 Total: 2.97/2.97
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1950 HWY 101	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	33 (if developed at mixed-use ratio)
GENERAL PLAN LAND USE	Visitor Serving Commercial (VSC)	CONSTRAINTS	None.
ZONING	N-LVSC		



SAGE CANYON PARCEL

SITE NUMBER AD1

SITE DESCRIPTION

The site is a vacant property surrounded by natural open space and adjacent to a four-lane major road with a striped center turn lane, bicycle lanes going both directions, and parallel street parking along the west side of the road. The parcel is currently for sale by the owner. Based on previous development plans, there are some known environmental constraints that shrink the gross buildable area.



SITE FEATURES

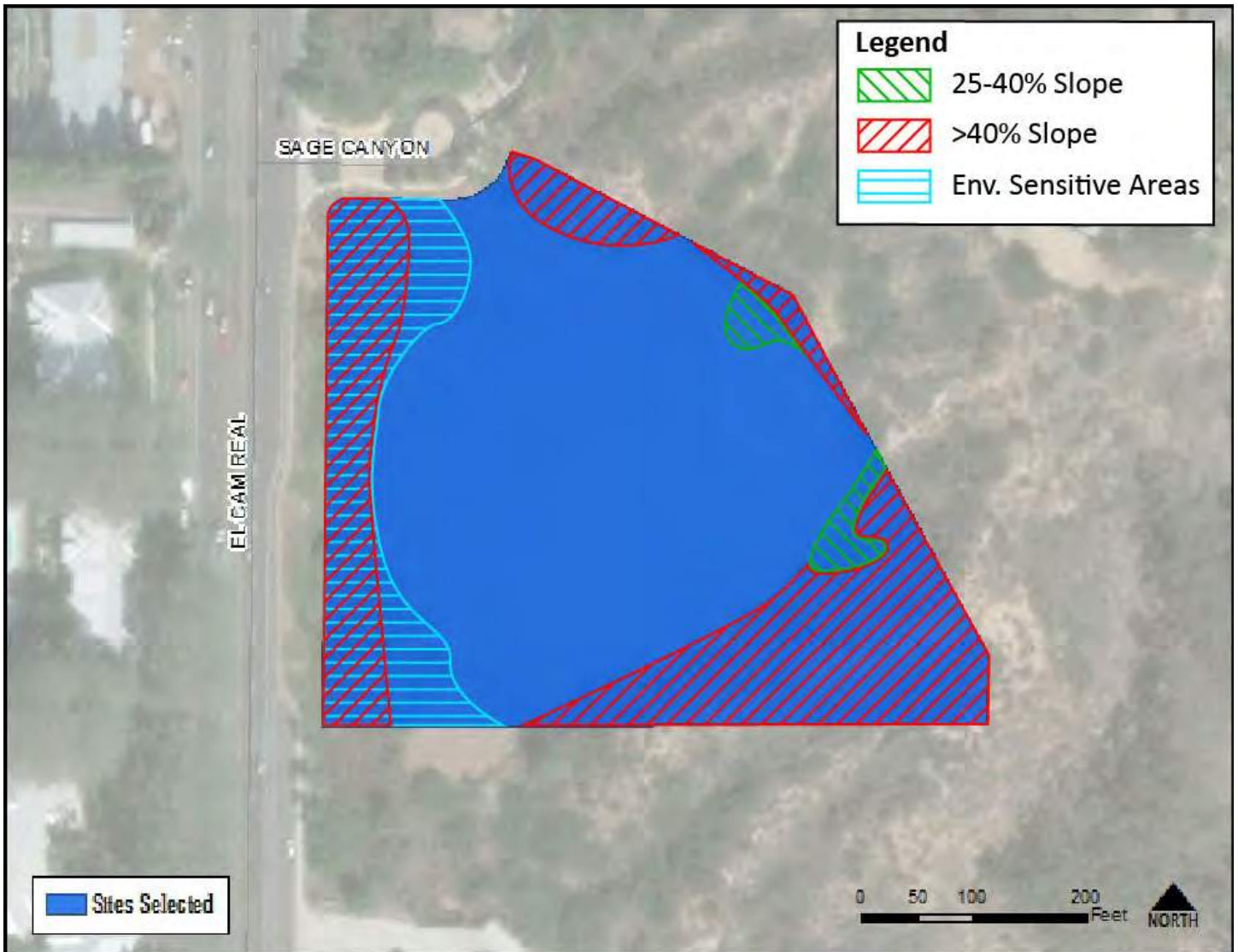
- Existing mature trees and natural vegetation
- Some steep slopes adjacent to El Camino Real
- Previously graded, vacant area
- Private access point off a roundabout shared by a single-family residential neighborhood

PARCEL SIZE CALCULATION

Net acreage shown in the table under parcel size was determined from the net buildable area based on numerous studies of the topographic and environmental constraints by the owner.

APN(S) (Ownership)	2620618500 (PACIFIC CANYON LLC)	PARCEL SIZE (AC) (GROSS/NET)	5.23/2.40
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Sage Canyon Drive	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	UNIT CAPACITY	60
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	CONSTRAINTS	<ul style="list-style-type: none"> • Steep Topography in some areas • Environmentally sensitive areas • Existing drainage canal
ZONING	R3		





BALDWIN & SONS PROPERTIES

SITE NUMBER AD2

SITE DESCRIPTION

Parcels 2570203600, 2570203700, 2581308000, 2581308200, 2581308600 are vacant parcels adjacent to Quail Gardens Drive, a 2-lane arterial with bicycle lanes in each direction and a center turning lane. The owner has expressed interest in developing these parcels for residential uses in conjunction with three other properties under the same ownership.

Parcels 2581309100, 2581309300, 2581309400 are vacant parcels surrounded by other vacant parcels under the same ownership, single-family residential uses to the east, and commercial uses to the south. The parcels are landlocked with no direct



access to a street. The owner has expressed interest in developing the property for residential uses in conjunction with five other properties under the same ownership.

All parcels associated with this site are under one common ownership. (Quail Meadows Properties LLC)

APN(S) (Ownership)	2581308000, 2581308200 2581308600, 2581309100 2581309300, 2581309400 2570203600, 2570203700 <u>One Owner for all parcels:</u> (QUAIL MEADOWS PROPERTIES LLC)	PARCEL SIZE (AC) (GROSS/NET)	2581308000 - 1.00/1.00 2581308200 - 1.28/1.28 2581308600 - 2.24/2.24 2581309100 - 0.51/0.51 2581309300 - 3.15/0.61 2581309400 - 0.27/0.27 2570203600 - 1.87/1.87 2570203700 - 1.27/1.27 Total: 11.59/9.05
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	195 Quail Gardens Dr, 185 Quail Gardens Dr, Mays Hollow Ln, Encinitas Blvd, Quail Gardens Dr, 225 Quail Gardens Dr	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	223
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3) Residential 3.01-5.00 (R5)	CONSTRAINTS	<ul style="list-style-type: none"> Some landlocked parcels Utility easement
ZONING	R3, R5		

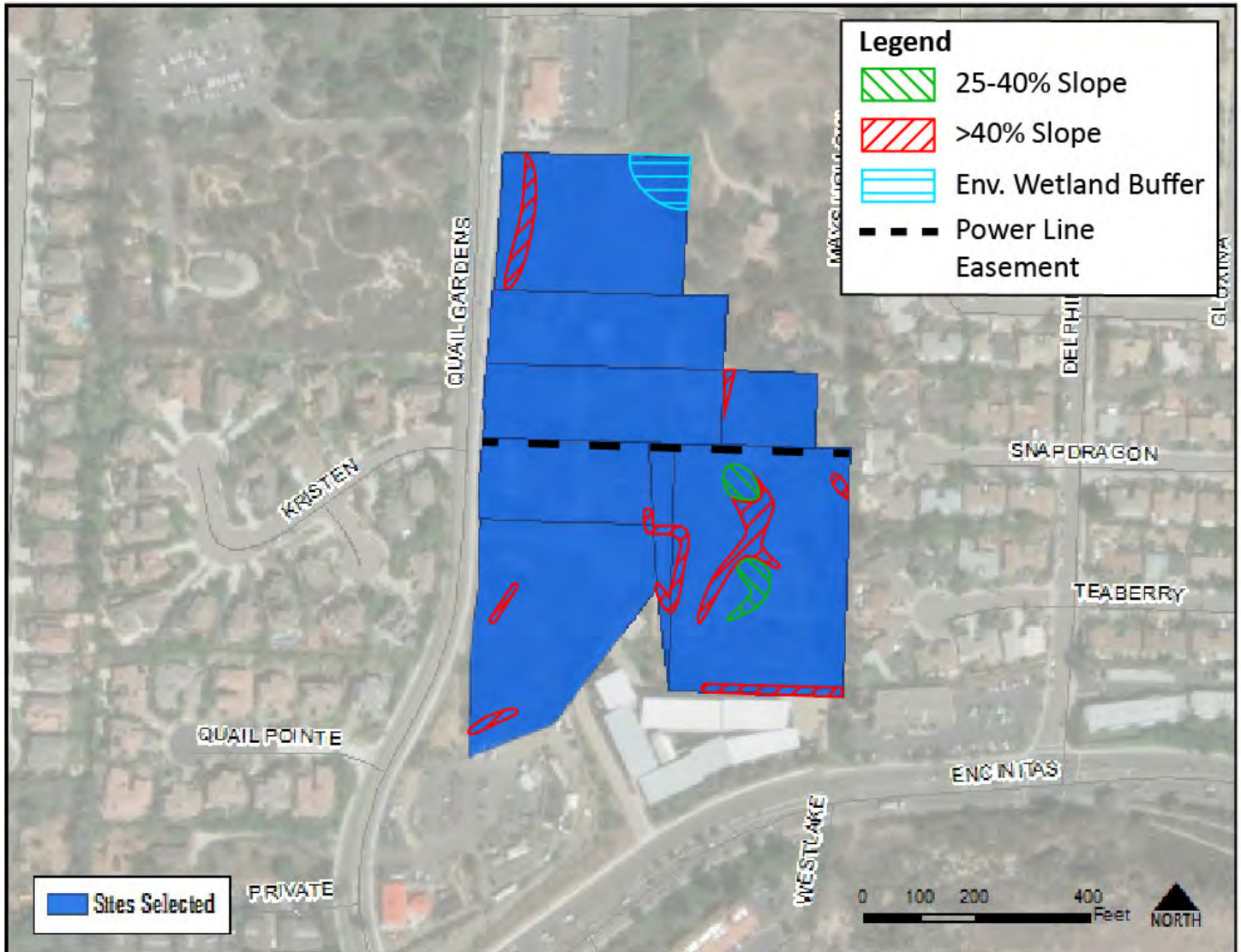
SITE FEATURES

- Mature trees and vegetation
- Paved concrete pads
- ~~Telephone~~ Power pole lines overhead

PARCEL SIZE CALCULATION

Net acreage shown in the table under parcel size was determined based on numerous studies of the topographic and environmental constraints and a 50' riparian buffer requirement for off-site wetlands that encroaches on Parcel 2570203600.





RANCHO SANTA FE PARCELS (GAFFNEY/ GOODSEN)

SITE NUMBER 08

SITE DESCRIPTION

Parcel 2592313200 is a vacant parcel adjacent to a 2-lane arterial with bicycle lanes in each direction. The site is surrounded to the north and west by existing low density single-family residential uses. There is a moderate slope on the site rising from the northeast portion of the site to the southern portion.

Parcel 2592312800 is a developed parcel with several 1-story residential structures. It contains a private access road that connects to an adjacent 4-lane major arterial. The site contains existing mature vegetation.

Parcel 2592313000 is a developed parcel with a single 2-story residential structure and is landlocked by low density single-family residential uses, a



vacant parcel, and a strip commercial center. The site contains existing mature vegetation.

Parcel 2592313100 is a developed parcel with a single 1-story residential structure and is landlocked by low density single-family residential uses and a vacant parcel. The site contains existing mature vegetation.

Parcels 2592313200, 2592312800, and 2592313000 are under one common ownership. (Olivenhain Town Center 5.6 L P)

APN(S) (Ownership)	2592313200, 2592312800, 2592313000 <u>One Owner for the above parcels:</u> (OLIVENHAIN TOWN CENTER 5.6 L P) 2592313100 (GAFFNEY DAVID R & RICA G REVOCABLE TRUST 04-11)	PARCEL SIZE (AC) (GROSS/NET)	2592312800 - 3.88/3.57 (Non-vacant) 2592313000 - 0.54/0.54 (Non-vacant) 2592313100 - 0.46/0.46 (Non-vacant) 2592313200 - 1.75/1.45 (Vacant) Total: 6.63/6.02
SITE STATUS	One vacant Three non-vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Rancho Santa Fe Dr, 2220 Encinitas Boulevard, 2230 Encinitas Boulevard, 2228 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	UNIT CAPACITY	Vacant: 36 Non-vacant: 113
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	<ul style="list-style-type: none"> Multiple owners Some landlocked parcels Slight topography
ZONING	RR2		

Parcel 2592313100 is under a separate ownership (Gaffney David R & Rica G Revocable Trust 04-11). This parcel is landlocked by parcels with separate ownership but could be developed as part of a larger project.

The owners have expressed interest in developing this site (all parcels) for residential uses.

SITE FEATURES

- One vacant, natural parcel
- Moderate slopes on the vacant parcel
- Approximately five residential structures ranging from 1-2 stories and spread across multiple parcels
- Existing mature trees and vegetation
- Paved access road

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on Parcels

2592313000 and 2592313100. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

The net acreage shown for Parcel 2592312800 reflects the following deductions from the gross acreage:

- 0.61 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

The net acreage shown for Parcel 2592313200 reflects the following deductions from the gross acreage:

- 0.59 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

0.60 acres (50% of the overall 1.20 acre reduction due to slopes) was removed from the overall gross acreage to get the parcel size shown in the adjacent table.





SITE NUMBER 09

This site is a large parcel containing mostly temporary greenhouse agricultural structures along with an existing single-family residential structure. The site sits at the junction of a major 4-lane arterial and a local 2-land road. The owner has expressed interest in developing 250 residential units in conjunction with a working agricultural practice. The owner has completed conceptual renderings and a written description of potential future “Agri-hood” housing and agricultural concept. See attached letters.

SITE FEATURES

- Several buildings serving the agricultural practice on-site
- Temporary covered structures and greenhouses



- Large service tanks
- Interior roads
- Single-family residence in southwest corner

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. ~~Therefore, the parcel's net acreage equals the full gross acreage for this parcel.~~

However, only 9.85 acres of the ~~16.90~~ 21.49 gross acres are designated for housing, with the remaining site intended to remain in agricultural use as an 'agrihood'. This 9.85 is shown as the net acreage of developable area in the table below.

APN(S) (Ownership)	2546121200 (R E L S INC)	PARCEL SIZE (AC) (GROSS/NET)	21.49/9.85
SITE STATUS	Non-vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1150 Quail Gardens Drive	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	246
GENERAL PLAN LAND USE	Specific Plan 3 (SP-3)	CONSTRAINTS	<ul style="list-style-type: none"> Owner has indicated interest in only developing 250 units
ZONING	ER-AG		
LAND VALUE	\$1,180,201	TOTAL VALUE	\$1,736,450

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



STRAWBERRY FIELDS PARCEL

SITE NUMBER 10

SITE DESCRIPTION

This site is a partially vacant site located along a major 4-lane arterial with bike lanes in each direction and a striped median. The site is primarily used for agricultural purposes and contains no existing permanent structures. The site slopes gently from the south up to the north and is located across the road from sensitive habitat in the San Elijo Lagoon.

As set forth in many policies of the General Plan the City favors maintaining agricultural uses in the City yet does not require the continued use of agricultural uses.

SITE FEATURES

- Graded site sloping gently away from Manchester Avenue
- Existing agricultural rows and temporary greenhouse structures
- Dirt roads, no paved roads on-site



PARCEL SIZE CALCULATION

The net acreage shown for this parcel reflects the following deductions from the gross acreage:

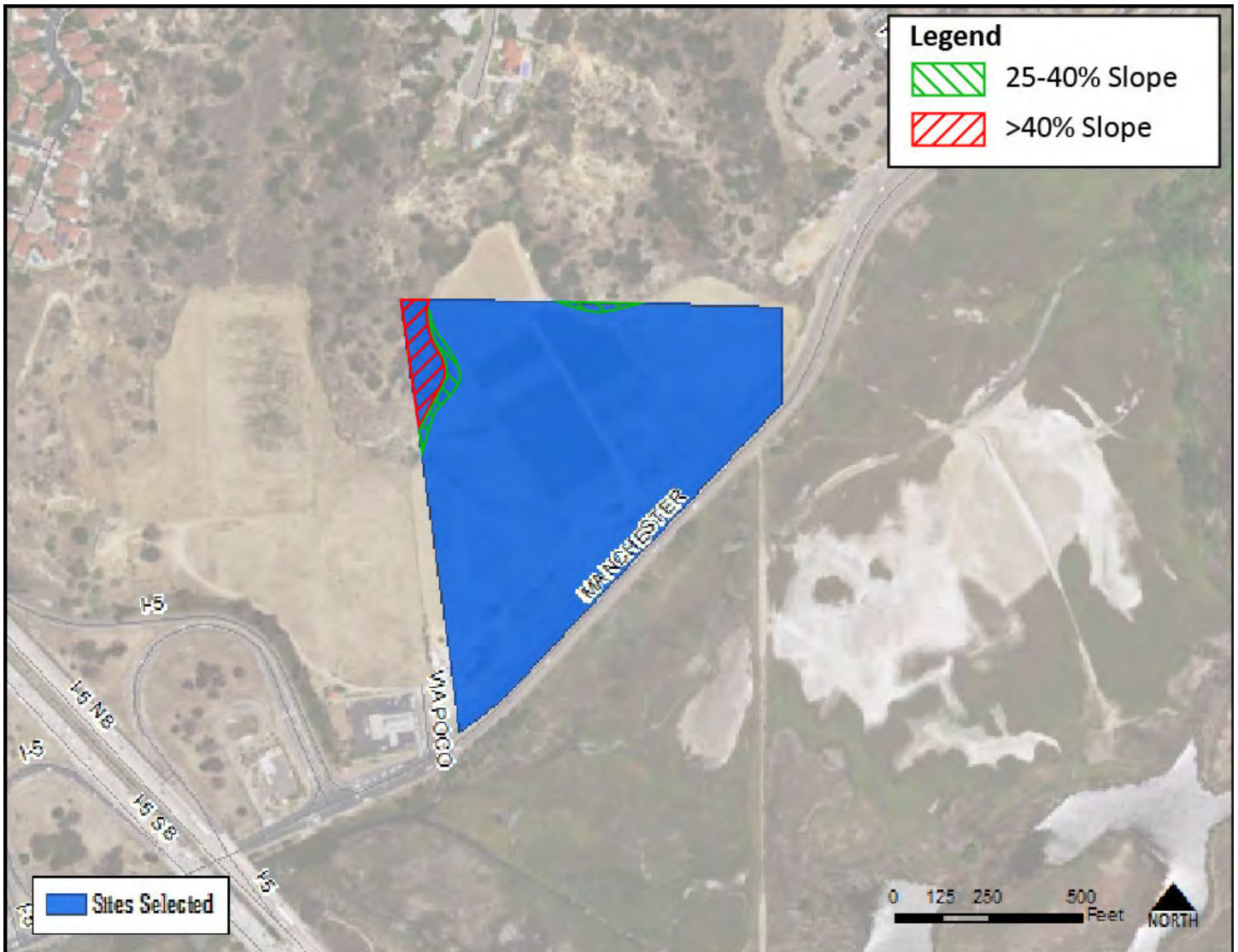
- 0.86 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)
- 1.21 acres contain slopes greater than 40% (not developable per the City of Encinitas Municipal Code)

Only 9.85 acres of the 16.90 gross acres are designated for housing. This 9.85 is shown as the net acreage of developable area in the table below.

APN(S) (Ownership)	2612100100 (YASUDA FAMILY LLC)	PARCEL SIZE (AC) (GROSS/NET)	16.90/9.85
SITE STATUS	Non-vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	3111 Manchester Avenue	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Cardiff-by-the-Sea	UNIT CAPACITY	246
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	<ul style="list-style-type: none"> • Steep slopes
ZONING	RR2		
LAND VALUE	\$1,226,836	TOTAL VALUE	\$1,226,836

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.





SUNSHINE GARDENS PARCELS

SITE NUMBER 12

SITE DESCRIPTION

Parcel 2581309700 is an underutilized parcel comprised primarily of a paved surface parking lot and a variety of retail uses in both permanent and temporary structures. The site is adjacent to a 4-lane major arterial with bicycle lanes in each direction and a paved center median. The site has been graded to be mostly flat with moderate slopes directly adjacent to Encinitas Blvd.

Parcel 2581309900 is an underutilized parcel comprised primarily of a single-story commercial building, a paved surface parking lot, and a variety of retail uses in both permanent and temporary structures. The site is at the intersection of a 4-lane major arterial and a 2-lane collector role.

The owner has expressed interest in developing these sites for residential uses. Both parcels associated with this site are under one common ownership. (CAM-MAR Growers)



SITE FEATURES

- 1-story commercial building
- A variety of retail uses
- Several temporary agriculture and outdoor sales related structures
- Large paved surface parking lot
- Unpaved dirt areas

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

APN(S) (Ownership)	2581309700, 2581309800 One Owner for all parcels: (CAM-MAR GROWERS)	PARCEL SIZE (AC) (GROSS/NET)	2581309700 - 2.04/2.04 2581309800 - 1.35/1.35 Total: 3.39
SITE STATUS	Non-vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	630 Encinitas Boulevard	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	UNIT CAPACITY	84
GENERAL PLAN LAND USE	Office Professional (OP)	CONSTRAINTS	None.
ZONING	OP		
LAND VALUE	\$3,448,000	TOTAL VALUE	\$3,575,000

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



VULCAN & LA COSTA

SITE NUMBER AD8

SITE DESCRIPTION

This site is a non-vacant parcel with existing agricultural uses and several 1-story structures related to agricultural sales. The property is adjacent to N Vulcan Avenue, a two-lane local arterial. The majority of the site is occupied by temporary agricultural structures such as greenhouses. The owner has expressed interest in developing this site for residential uses. The low intensity of existing uses makes it a suitable candidate for potential residential development. The owners has expressed interest in developing this site for residential uses.

As set forth in many policies of the General Plan the City favors maintaining agricultural uses in the City yet does not require the continued use of agricultural uses.

SITE FEATURES

- Greenhouse structures and frames
- 1-story structures related to agricultural uses (sales/storage)
- Small paved parking lot



PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

APN(S) (Ownership)	2160520100 (RONHOLM CRAIG NICHOLS JOHN F)	PARCEL SIZE (AC) (GROSS/NET)	2.00/2.00
SITE STATUS	Non-vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	1967 N Vulcan Ave	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	50
GENERAL PLAN LAND USE	Residential 2.01-3.00 (R3)	CONSTRAINTS	<ul style="list-style-type: none"> • Existing operational business
ZONING	Residential 3 (N101SP)		



C.2 Moderate and Above Moderate Candidate Sites Inventory

Calculation of Unit Capacity.

The City of Encinitas is a generally “built out” community, with minimal available land for residential development. The city understands the ability to accommodate future RHNA need is challenged by this lack of available land for residential development. Therefore, future growth needs must be accommodated through the recycling of current uses or the higher utilization of existing residential sites.

Encinitas has grown from its agricultural roots to a more modern, suburban community. As development continues to change throughout the region and demand outpaces supply of housing, Encinitas has begun to look at the reuse, recycling and intensification of land to accommodate anticipated future growth need. Once a traditional commercial corridor, Pacific Coast Highway has begun to evolve as a unique coastal urban infill opportunity area. The city’s adoption of the Downtown Encinitas Specific Plan and the North Highway 101 Corridor Specific Plan provide the policy guidance for the transition to residential and mixed use development along this Corridor.

For properties in Mixed Use zones, unit capacity has been calculated with an assumed mid-range density, based on the assumption that a portion of the site may permit non-residential development. Therefore, a midrange density of 15 du/ac has been assumed for calculation purposes. While site development potential for residential can be much higher, the city assumes a mid-range calculation as a conservative estimate of development yield.

Process of Site Evaluation

The City conducted a review of sites that have recently converted to residential to accommodate Moderate and Above Moderate Income Households. Within the Downtown, Highway 101 and adjacent areas, there are constructed units or permits issued for 63 units in the Downtown and North Highway 101 areas. The 17 separate applications are for the demolition of and/or construction of residential units in previous commercial properties. Through the adoption of the Specific Plans in these area, the intent is to expand opportunities for residential and commercial activity in a more urban setting.

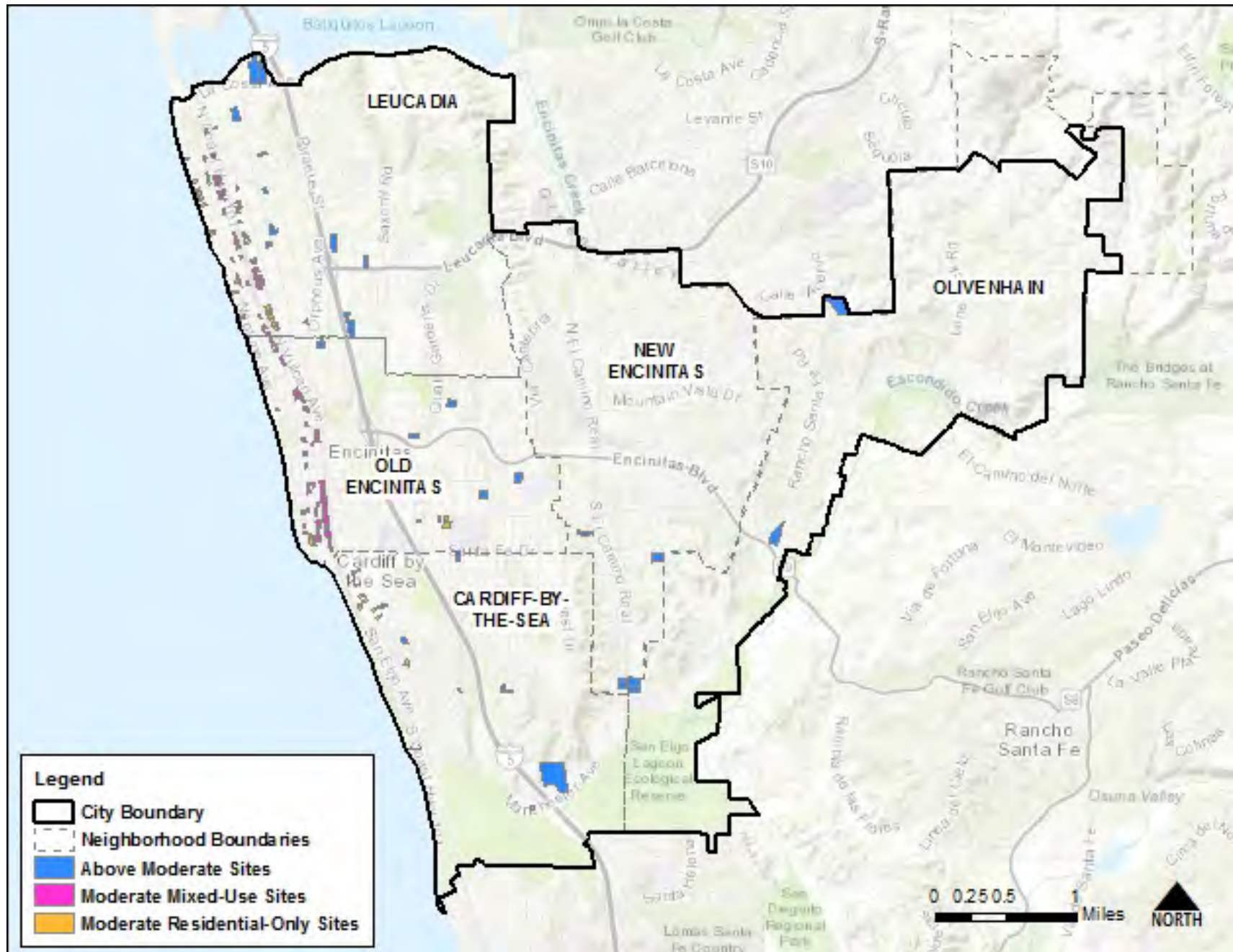
The following factors contribute to the evaluation of appropriate sites for moderate market-rate units:

1. **Access to Coast Highway** – sites with direct access to Coast Highway or directly adjacent it was deemed the ideal location for infill development
2. **Sites exhibiting adjacent changes or significant investment** – these including sites adjacent to major transportation facilities, new developments, mixed use development or major roadway improvements or planned improvements.
3. **Sites exhibiting substantial underutilization** – these sites are long term commercial retail, industrial or antiquated buildings that are deemed highly underutilized. These area typically smaller sites. These sites include sites zoned R11 and R25. The R11 and R25 sites are prime candidates of second units and subdivisions as they are substantially underutilized
4. **Accessibility to Water, Sewer and Utilities** – Adjacent infrastructure should be available and/or already served on the site.
5. **Sites exhibiting lot consolidation potential** – site that are perceived with potential to consolidate with adjacent parcels.

The recycling or reuse of existing developed sites has been a very successful means to accommodate growth in areas previously thought to be unavailable for growth. Table C-2 shows the listing of sites that have transitioned from commercial to residential or mixed use during the planning period.

Table C-2: Infill Development Examples in RHNA Planning Period			
Address	Acreage	Units	Comments
960 COAST HIGHWAY 101	0.18 ac	4	Condo units over retail
687 COAST HIGHWAY 101	1.39 ac	47	Large scale mixed use development
674 COAST HIGHWAY 101	0.09 ac	1	Small lot infill residential over commercial
686 COAST HIGHWAY 101	0.18 ac	1	Small lot infill residential over commercial
402 SECOND STREET	0.11 ac	2	Consolidation of three small lots for infill residential
207 C STREET	0.43 ac	1	Change from commercial to residential over retail – Rhino Arts
97 COAST HIGHWAY 101	0.18 ac	4	Four building mixed use development or commercial and residential
1202 COAST HIGHWAY 101	0.25 ac	3	Consolidation of four parcels into mixed use live/work units.
Total	2.84 ac	63 units	
Source: City of Encinitas Planning Department 2018			

MAP OF MODERATE AND ABOVE MODERATE SITES



CALCULATION OF UNIT CAPACITY

The capacity of these sites was initially determined by multiplying the parcel size by the minimum or midrange density for that zoning designation.

In mixed-use areas (Downtown and North 101 Specific Plan Areas), only sites large enough to accommodate at least four dwelling units were included to identify those sites most likely to be redeveloped. The site capacity was then further reduced based on the likelihood of redevelopment, as described in Appendix B. In particular, only 50 percent of the capacity of the sites in the DCM-2, D-VSC and D-OM Zones of the Downtown Encinitas Specific Plan, as well as the N-CM1, N-CM2, N-CM3, N-CRM1, and N-CRM2 Zones of the North 101 Corridor Specific Plan, has been counted to recognize constraints posed by existing uses. Because redevelopment is most likely in the DCM-1 Zone, 75 percent of the capacity of the DCM- 1 Zone has been counted. These deductions have resulted in a very conservative estimate of the development potential of the mixed use area.

SELECTION OF SITES

The sites contained in this inventory of moderate and above-moderate income sites were previously presented to HCD as part of the Housing Element placed on the ballot as Measure T. This Appendix C contains a selection of those sites that are most likely to be developed. Sites have been removed that have already been developed, and those that could accommodate fewer than four units, in mixed use zones, or only one unit, in residential zones. The City has relied on the detailed analysis contained in the Measure T Element regarding the development potential of these sites.

WATER AND SEWER AVAILABILITY

As discussed in Appendix B, each site has been evaluated to ensure there is adequate access to water and sewer connections. Each site is situated adjacent to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

Moderate Income Sites - Mixed Use										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2580360900	335 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.81	n.a.	15	12	Commercial	Existing commercial center with 1 and 2-story structures with multiple tenants and large surface parking lot.
2580361700	345 S Coast Highway 101 Q	Old Encinitas	GC	D-CM1	0.33	n.a.	15	4	Commercial	Multiple two-story commercial structures with multiple tenants.
2580361800	345 S Coast Highway 101 O2	Old Encinitas	GC	D-CM1	0.47	n.a.	15	7	Commercial	Parking associated with commercial uses on parcel 2580361800.
2581901300	1031 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.82	n.a.	15	12	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901400	967 S Coast Highway 101 B102	Old Encinitas	GC	D-CM1	0.88	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901500	927 S Coast Highway 101	Old Encinitas	GC	D-CM1	1.01	n.a.	15	15	Commercial	Multiple older 1 and 2-story commercial buildings part of a larger commercial center. Multiple tenants.
2581901600	897 S Coast Highway 101 F103	Old Encinitas	GC	D-CM1	0.92	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901700	851 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.55	n.a.	15	8	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901800	765 S Coast Highway 101 106	Old Encinitas	GC	D-CM1	0.89	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581901900	745 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.9	n.a.	15	13	Commercial	Older 1-story commercial building part of a larger commercial center with adjacent surface parking. Multiple tenants.
2581902000	725 S Coast Highway 101 C	Old Encinitas	GC	D-CM1	0.66	n.a.	15	9	Commercial	2-story commercial office building.
2583120900	1057 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.63	n.a.	15	9	Commercial	Multiple 1-story commercial office buildings and used car sales lot with temporary structures.
2583121500	1205 S Coast Highway 101	Old Encinitas	GC	D-CM1	0.95	n.a.	15	14	Commercial	Multiple small 1 and 2-story commercial buildings and large surface parking lot.
2583121600	1105 S Coast Highway 101	Old Encinitas	GC	D-CM1	1.15	n.a.	15	17	Commercial	Multiple renovated 1 and 2-story commercial buildings and large surface parking lot.
2583170500	1055 Second St	Old Encinitas	GC	D-CM1	0.28	n.a.	15	4	Commercial	Existing surface parking lot
2583170800	1010 S Coast Highway 101 101	Old Encinitas	GC	D-CM1	1.02	n.a.	15	15	Commercial	Large 2-story commercial/office/restaurant structure with rear parking and multiple tenants.
2580850500	200 W D St	Old Encinitas	GC	D-CM2	0.46	25	15	6	Commercial	Multiple older 1-story commercial (converted residential) structures and adjacent surface parking lot.
2580862000	580 Second St	Old Encinitas	GC	D-CM2	0.35	25	15	5	Commercial	2-story office building with surface lot and small 2-story residential structure.
2581631000	751 Second St	Old Encinitas	GC	D-CM2	0.46	25	15	6	Commercial/Office	Older 2-story office building with surface parking lot, single tenant.
2581641700	700 Second St C	Old Encinitas	GC	D-CM2	0.34	25	15	5	Commercial/Office	Older 2-story office building with surface parking lot.

Moderate Income Sites - Mixed Use										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2581641900	750 Second St 101	Old Encinitas	GC	D-CM2	0.59	25	15	8	Commercial/Office	1-story commercial/office structure with underground parking and rear surface parking row.
2581821700	901 Second St A	Old Encinitas	GC	D-CM2	0.34	25	15	5	Recreation/Commercial	2-story residential/office mixed-use structures and 1-story autobody parking garage.
2582941100	1130 Second St	Old Encinitas	GC	D-CM2	0.34	25	15	5	Commercial	2-story office structure with adjacent surface parking lot.
2583161700	1133 Second St C	Old Encinitas	GC	D-CM2	0.7	25	15	10	Commercial	Older 2-story large office building with adjacent surface parking lot.
2580521200	364 Second St 4	Old Encinitas	VSC	D-VCM	0.67	n.a	15	10	Commercial/Office	Existing 2-story office building and adjacent parking row.
2542922300	1076 N Coast Highway 101 101	Leucadia	GC	N-CM1	0.73	25	15	10	Commercial	Existing 2-story hotel structure with on-site surface parking lot.
2543030300	1002 N Coast Highway 101 5	Leucadia	GC	N-CM1	0.27	25	15	4	Commercial	Existing 1-story buildings in a strip commercial center.
2543242900	120 Leucadia Blvd	Leucadia	GC	N-CM1	0.4	25	15	6	Commercial	Existing 1-story buildings in a small commercial center.
2543243000	102 Leucadia Blvd	Leucadia	GC	N-CM1	0.47	25	15	7	Commercial	Existing 1-story buildings in a small commercial center.
2560141100	828 N Coast Highway 101 D	Leucadia	GC	N-CM1	0.35	25	15	5	Commercial	Existing 2-story building in a small commercial center with limited parking.
2560303700	101 Leucadia Blvd	Leucadia	GC	N-CM1	0.37	25	15	5	Commercial	Existing 1-story building in a small commercial center.
2560813600	542 N Coast Highway 101 B	Leucadia	GC	N-CM1	0.32	25	15	4	Commercial/Office	Existing 1-story commercial building with rear surface parking lot.
2560813700	560 N Coast Highway 101 8	Leucadia	GC	N-CM1	0.37	25	15	5	Commercial/Office	Existing 1-story commercial center with rear surface parking lot.
2560822600	616 N Coast Highway 101	Leucadia	GC	N-CM1	0.34	25	15	5	Commercial	Existing 2-story school building with small surface parking lot.
2560831700	510 N Coast Highway 101	Leucadia	GC	N-CM1	0.33	25	15	4	Commercial	Existing 2-story restaurant/commercial building with small rear alley and surface parking lot.
2562721100	434 N Coast Highway 101	Old Encinitas	GC	N-CM1	0.27	25	15	4	Commercial	Existing 1-story commercial buildings with surface parking lot.
2562721400	466 N Coast Highway 101 4	Old Encinitas	GC	N-CM1	0.52	25	15	7	Commercial	Existing 1-story commercial center with surface parking lot.
2562721500	410 N Coast Highway 101	Old Encinitas	GC	N-CM1	0.53	25	15	7	Commercial	Existing 2-story hotel with small surface parking lot and ground level pool adjacent to the street.
2562910300	374 N Coast Highway 101 C	Old Encinitas	GC	N-CM1	0.64	25	15	9	Commercial/Office	Existing 1-story office building with adjacent surface parking lot.
2563920300	204 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.56	25	15	8	Commercial	Existing 1-story automobile repair use buildings with surface parking lot.
2563920400	161 Melrose Ave D	Old Encinitas	GC	N-CM2	0.68	25	15	10	Commercial	Existing 1-story commercial center with surface parking lot.
2563920600	158 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.47	25	15	7	Commercial	Older existing 1-story restaurant with adjacent surface parking lot.

Moderate Income Sites - Mixed Use										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2563921000	140 Hwy 101	Old Encinitas	GC	N-CM2	0.55	25	15	8	Commercial	Existing 1-story commercial building for auto sales and warehouse structures for auto repair with surface parking lot.
2563921100	186 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.42	25	15	6	Commercial	Existing 2-story hotel with minimal ground level parking.
2563921200	184 N Coast Highway 101	Old Encinitas	GC	N-CM2	0.5	25	15	7	Commercial	Existing 1-story commercial buildings with surface parking lot.
2580320800	140 N Coast Highway 101 C	Old Encinitas	GC	N-CM2	0.51	25	15	7	Commercial	Small 1-story commercial building on a large lot with warehouse structures for auto repair and surface parking.
2580341900	233 Second St	Old Encinitas	GC	N-CM3	0.37	25	15	5	Commercial	3-story motel structure on a small parcel with steep slopes and a surface parking lot.
2540545300	1528 N Coast Highway 101	Leucadia	GC	N-CRM1	0.49	25	15	7	Vacant Commercial Uses	Vacant lot with temporary agricultural uses.
2540545500	1508 N Coast Highway 101	Leucadia	GC	N-CRM1	0.72	25	15	10	Commercial	Multiple 1-story buildings relating to autobody uses and existing parking/service lot.
2540546400	1542 N Coast Highway 101	Leucadia	GC	N-CRM1	0.67	25	15	10	Commercial	Existing 1-story commercial uses and on-site parking lot.
2540546600	1468 N Coast Highway 101	Leucadia	GC	N-CRM1	0.37	25	15	5	Commercial	Existing 1-story commercial uses and on-site parking lot.
2540547700	1444 N Coast Highway 101	Leucadia	GC	N-CRM1	0.83	25	15	12	Commercial	Existing 2-story hotel structure with on-site surface parking lot.
2542212300	1410 N Coast Highway 101 C	Leucadia	GC	N-CRM1	0.69	25	15	10	Commercial	Small lot with existing 1-story commercial uses and on-site parking lot.
2542421300	1114 N Coast Highway 101 1	Leucadia	GC	N-CRM1	0.49	25	15	7	Commercial	Existing 1-story buildings in a strip commercial center.
2560301900	775 N Vulcan Ave	Leucadia	GC	N-CRM2	0.39	15	15	4	Commercial	2 small 1-story structures and a small surface parking lot.
2560302100	807 N Vulcan Ave	Leucadia	GC	N-CRM2	0.81	15	15	9	Commercial	Existing 1-story commercial buildings and a single-family residence adjacent to the street.
2560302200	835 N Vulcan Ave B	Leucadia	GC	N-CRM2	0.66	15	15	7	Commercial	Existing 1-story commercial uses and on-site parking lot.
2560303600	847 N Vulcan Ave	Leucadia	GC	N-CRM2	0.74	15	15	8	Commercial	Existing 1-story commercial uses and on-site parking lot.

Moderate Income Sites - Residential Only										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2540211900	150 Grandview St	Leucadia	R11	R11	0.29	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2540402000	1472 Neptune Ave	Leucadia	R11	R11	0.32	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542100200	1448 Neptune Ave	Leucadia	R11	R11	0.33	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542100300	1444 Neptune Ave	Leucadia	R11	R11	0.35	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542211800	1415 Coop St	Leucadia	R11	R11	0.27	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2542411400	1200 Neptune Ave	Leucadia	R11	R11	0.37	11	9.5	2	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2543020700	180 Jasper St	Leucadia	R11	R11	0.3	11	9.5	2	Single-Family Residential	Single-family residence.
2560120600	819 Neptune Ave	Leucadia	R11	R11	0.31	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2580232200	104 Fifth St	Old Encinitas	R11	R11	0.28	11	9.5	2	Single-Family Residential	Single-family residence.
2582710400	1031 Regal Rd	Old Encinitas	R11	R11	0.32	11	9.5	2	Single-Family Residential	Single-family residence with rear unit.
2582735000	633 Melba Rd	Old Encinitas	R11	R11	0.33	11	9.5	2	Single-Family Residential	Duplex on large lot.
2604141400	471 Chesterfield Dr	Cardiff-by-the-Sea	R11	R11	0.29	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2606201500	1345 San Elijo Ave	Cardiff-by-the-Sea	R11	R11	0.27	11	9.5	2	Single-Family Residential	Single-family residence, narrow long lot.
2606203300	1388 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.27	11	9.5	2	Single-Family Residential	Single-family residence, narrow long lot.
2606300600	1511 San Elijo Ave	Cardiff-by-the-Sea	R11	R11	0.29	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2606300700	1525 San Elijo Ave	Cardiff-by-the-Sea	R11	R11	0.3	11	9.5	2	Single-Family Residential	Single-family residence, large lot.
2540400100	1692 Neptune Ave	Leucadia	R11	R11	0.4	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2540401300	1550 Neptune Ave	Leucadia	R11	R11	0.44	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2540402500	1488 Neptune Ave	Leucadia	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2540546200	167 Edgeburt Dr	Leucadia	R11	R11	0.36	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2542100100	1470 Neptune Ave	Leucadia	R11	R11	0.31	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542103200	1210 Neptune Ave	Leucadia	R11	R11	0.34	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2542221300	132 W Jason St	Leucadia	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2560120800	168 Europa St	Leucadia	R11	R11	0.38	11	9.5	3	Single-Family Residential	Single-family residence, large narrow lot.
2560121600	153 W Leucadia Blvd	Leucadia	R11	R11	0.35	11	9.5	3	Vacant	Large vacant parcel adjacent to parcel 2560120800.
2560511800	652 Neptune Ave	Leucadia	R11	R11	0.39	11	9.5	3	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2582740100	661 Melba Rd	Old Encinitas	R11	R11	0.44	11	9.5	3	Residential	Single-family residence, large lot.
2600830600	1535 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2600831100	1605 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.41	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2606202700	1452 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.43	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2606300300	1480 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.45	11	9.5	3	Single-Family Residential	Single-family residence, large lot.
2540302200	159 Avocado St	Leucadia	R11	R11	0.49	11	9.5	4	Single-Family Residential	Vacant lot used for a community garden with temporary structures.
2542100600	1410 Neptune Ave	Leucadia	R11	R11	0.46	11	9.5	4	Single-Family Residential	Single-family residence, large lot, beach adjacent.
2603511300	225 Mozart Ave	Cardiff-by-the-Sea	R11	R11	0.66	11	9.5	5	Single-Family Residential	Single-family residence, large lot.

Moderate Income Sites - Residential Only										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2606200700	1310 Summit Ave	Cardiff-by-the-Sea	R11	R11	0.65	11	9.5	5	Single-Family Residential	2-story single-family home on a large lot.
2612003300	2959 Manchester Ave	Cardiff-by-the-Sea	R11	R11	0.65	11	9.5	5	Storage Yard	1-story commercial building with temporary structures and a surface parking lot.
2560211800	788 Neptune Ave	Leucadia	R11	R11	0.69	11	9.5	6	Single-Family Residential	Single-family residence on a large lot adjacent to the beach.
2582742500	1025 Arcadia Rd	Old Encinitas	R11	R11	1.2	11	9.5	10	Single-Family Residential	Two single-story detached houses on a large lot.
2561004100	625 N Vulcan Ave	Leucadia	R15	N-R15	0.24	15	12	2	Industrial/Residential	Single-story commercial office building and surface parking lot.
2561004300	615 N Vulcan Ave	Leucadia	R15	N-R15	0.22	15	12	2	Industrial/Residential	Single-story commercial office building and surface parking lot.
2560900600	571 N Vulcan Ave	Leucadia	R15	N-R15	0.25	15	12	3	Industrial/Residential	Single-story commercial office building and surface parking lot.
2561000900	607 N Vulcan Ave B	Leucadia	R15	N-R15	0.36	15	12	4	Industrial/Residential	Single-story commercial structure with auto repair garages in rear.
2560900700	555 N Vulcan Ave	Leucadia	R15	N-R15	0.58	15	12	6	Industrial/Residential	Single-story commercial office building and surface parking lot.
2560901700	577 N Vulcan Ave	Leucadia	R15	N-R15	1.09	15	12	13	Industrial/Residential	Single-story commercial office uses with large surface parking lot.
2581720100	906 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2581720200	912 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2581720500	926 Third St	Old Encinitas	R25	D-R25	0.12	25	20	2	Single-Family Residential	Single-family residence, small lot.
2581831400	917 Third St	Old Encinitas	R25	D-R25	0.12	25	20	2	Residential/Commercial	Single-family residence, small lot.
2581831600	225 W H St	Old Encinitas	R25	D-R25	0.12	25	20	2	Residential/Commercial	Single-family residence, small lot.
2582920900	1058 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2582921300	1026 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-family residence, small lot.
2582921500	1010 Third St	Old Encinitas	R25	D-R25	0.11	25	20	2	Single-Family Residential	Single-story single-family residence.
2542533400	1223 N Vulcan Ave	Leucadia	R25	N-R20	0.15	25	15	3	Single-Family Residential	Single-family residence, small lot.
2582941300	1111 Third St	Old Encinitas	R25	D-R25	0.23	25	20	4	Vacant	Vacant besides an old standalone garage located on the alley.
2542544800	1325 N Vulcan Ave	Leucadia	R25	N-R20	0.2	25	15	4	Single-Family Residential	1-story single-family home with rear detached garage.
2543243500	979 N Vulcan Ave	Leucadia	R25	N-R20	0.21	25	15	4	Single-Family Residential	1-story single-family home with rear detached garage.
2540531700	145 Sanford St	Leucadia	R25	N-R20	0.26	25	15	5	Single-Family Residential	Single-family resident with rear garage/unit.
2542532700	1105 N Vulcan Ave	Leucadia	R25	N-R20	0.25	25	15	5	Single-Family Residential	Single story residence, small lot.
2542541100	1379 N Vulcan Ave	Leucadia	R25	N-R20	0.25	25	15	5	Single-Family Residential	Single story residence, small lot.
2542544100	1305 N Vulcan Ave	Leucadia	R25	N-R20	0.27	25	15	5	Single-Family Residential	Single-family home plus additional unit.
2543244600	1077 N Vulcan Ave	Leucadia	R25	N-R20	0.29	25	15	5	Residential	Two single-story detached houses on a small lot.
2543244700	1093 N Vulcan Ave D	Leucadia	R25	N-R20	0.29	25	15	5	Single-Family Residential	Duplex on small lot.
2543245700	961 N Vulcan Ave	Leucadia	R25	N-R20	0.28	25	15	5	Single-Family Residential	Single story residence, small lot.
2543243300	951 N Vulcan Ave F	Leucadia	R25	N-R20	0.38	25	15	7	Residential	Converted single-family residential structure for commercial uses with rear parking lot.
2542540900	1337 N Vulcan Ave	Leucadia	R25	N-R20	0.42	25	15	8	Single-Family Residential	Converted single-family residential structure for commercial uses with rear parking lot.
2543244300	1063 N Vulcan Ave	Leucadia	R25	N-R20	0.41	25	15	8	Single-Family Residential	2-story duplex on a large lot.

Moderate Income Sites - Residential Only										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2582941700	1136 Second St 5	Old Encinitas	R25	D-R25	0.55	25	20	11	Commercial	Parcel includes three vacant areas, three single-family homes, and a 12 unit apartment complex with an alley dividing the parcel.

Above Moderate Income Sites										
APN	Address	Community	GP Land Use	Zoning	Parcel Size (AC)	Maximum Density	Minimum or Midrange Density	Unit Capacity	Description (Existing Use)	Parcel Specific Comments
2160301000	514 La Costa Ave A	Leucadia	R3	R3	4.99	3	2.5	11	Nursery/Greenhouse	Large agricultural farmland.
2160304600	512 La Costa Ave	Leucadia	R3	R3	8.58	3	2.5	20	Nursery/Greenhouse	Large agricultural farmland.
2160530700	241 Andrew Ave	Leucadia	R3	R3	3.07	3	2.5	7	Greenhouse/Single-Family Residential	Single story single-family home, greenhouses.
2542700700	695 Normandy Rd	Leucadia	R3	R3	2.66	3	2.5	6	Nursery/Greenhouse	Large parcel with greenhouse temporary structures.
2543621400	782 Leucadia Blvd	Leucadia	R3	R3	2.07	3	2.5	4	Nursery/Greenhouse	Large parcel with greenhouse temporary structures.
2561712400	556 Union St	Leucadia	R3	R3	2.98	3	2.5	7	Greenhouse/Single-Family Residential	Large parcel with agricultural uses and temporary greenhouse structures
2563144800	351 Union St	Old Encinitas	R3	R3	1.95	3	2.5	4	Vacant/Single-Family Residential	Large parcel with agricultural uses and temporary greenhouse structures
2570203100	749 Mays Hollow Ln	Old Encinitas	R3	R3	1.73	3	2.5	4	Vacant/Single-Family Residential	Single-family residence on a large lot.
2583502800	754 Bonita Dr A	Old Encinitas	R3	R3	2.3	3	2.5	5	Single-Family Residential	Single-family residence on a large lot.
2593111000	690 Balour Dr	Old Encinitas	R3	R3	1.87	3	2.5	4	Vacant	Large lot with two small single-family detached residences.
2595607400	1083 Crest Dr	New Encinitas	R3	R3	1.92	3	2.5	4	Single-Family Residential	Multiple single-family residences and potential commercial structures.
2620621300	3615 Manchester Ave	Olivenhain	R3	R3	2.17	3	2.5	5	Single-Family Residential	Large lot with single story SFD with a few shed-like structures.
2620621400	1935 S El Camino Real	Olivenhain	R3	R3	2.85	3	2.5	6	Single-Family Residential	Small single-family residence on a large lot.
2621602700	1920 S El Camino Real	New Encinitas	R3	R3	2.09	3	2.5	5	Residential/Commercial	Two small single-family residence on a large lot.
2561711500	662 Clark Ave	Leucadia	R5	R5	1.43	5	4	5	Residential	Large triangle shaped parcel with small buildings and surface parking lot.
2581111700	141 Quail Dr	Old Encinitas	R5	R5	1.07	5	4	4	Single-Family Residential	Single-family residence on a large lot.
2620510900	515 Cerro St	New Encinitas	R5	R5	3.02	5	4	12	Greenhouse/Single-Family Residential	Large lot with two single-family structures and vacant land.
2541020400	299 Hillcrest Dr	Leucadia	R8	R8	0.84	8	6.5	5	Single-Family Residential	Single story single-family home, some sheds, three mobile-home/trailer buildings, one concrete basketball half-court.
2541126100	1375 Hygeia Ave	Leucadia	R8	R8	0.63	8	6.5	4	Single-Family Residential	Interior lot, single story single-family home with carriage unit.
2542624700	1095 Hygeia Ave	Leucadia	R8	R8	1.69	8	6.5	10	Single-Family Residential	Single-family residence on a large lot.
2543250500	1044 Hygeia Ave	Leucadia	R8	R8	0.84	8	6.5	5	Single-Family Residential	Large mostly empty lot with small single-family residence.
2562513000	505 Hygeia Ave	Leucadia	R8	R8	0.69	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2600835800	1500 Rubenstein Ave	Cardiff-by-the-Sea	R8	R8	0.78	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2601310200	735 Santa Fe Dr	Cardiff-by-the-Sea	R8	R8	1.2	8	6.5	7	Single-Family Residential	Small commercial structure on a large, mostly vacant lot with temporary parking.
2602730100	1745 Rubenstein Dr	Cardiff-by-the-Sea	R8	R8	0.87	8	6.5	5	Single-Family Residential	Single-family residence on a large lot.
2605730700	1005 Hurstdale Ave	Cardiff-by-the-Sea	R8	R8	0.67	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2605731300	1974 Freda Ln	Cardiff-by-the-Sea	R8	R8	0.65	8	6.5	4	Single-Family Residential	Single-family residence on a large lot.
2592215700	105 S Rancho Santa Fe Rd	Olivenhain	RR2	RR2	5.06	2	1.5	5	Residential	Large vacant parcel across Rancho Santa Fe Road one of the low-income category designated sites.
2640102700	1335 Desert Rose Way	Olivenhain	RR2	RR2	7.99	2	1.5	7	Greenhouse/Single-Family Residential	Vacant lot with temporary structures related to agricultural/farming uses and the raising of animals.

Approved Units Without Building Permits								
Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
13-056	825 & 837 Orpheus Ave	256-121-03-06	Residential 3	R3	1.88	4	Above Moderate	SFR
13-187	348 Fulvia, 356 Fulvia, 374 Fulvia, 378 Fulvia, 386 Fulvia	257-331-24	Residential 3	R3	2.25	9	1 - Very Low 8 - Above Moderate	SFR
13-241	1234 Orpheus Ave	254-382-04	Residential 3	R3	9,600 SF	1	Above Moderate	Accessory Unit
13-096	432 Sheffield	260-281-29	Residential 8	R8	6,263 SF	1	Above Moderate	SFR
14-172 TPM/CDP	710 Wood Dr	254-413-18-00		RR2	1.24	2		SFR
14-209 TPM/CDP	1386 Tennis Club Dr	262-080-17-00	Residential 3	R3	1.01	1		SFR
14-256 TPM/CDP	none	262-080-16-00	Residential 3	R3	2.05	2		SFR
14-007 TPM/CDP	1255 Berryman Cyn	262-080-36-00	Residential 3	R3	1.99	3		SFR
	1259 Berryman Cyn	262-080-37-00	Residential 3	R3				SFR
	1267 Berryman Cyn	262-080-39-00	Residential 3	R3				SFR
14-069 TPM	782 Leucadia Blvd	254-362-13/14/45	Residential 3	R3	3.09	13	1 - Very Low 12 - Above Moderate	13 Lot Subdivision
14-111 TM/DR	1412 Mackinnon	260-580-29-00	Residential 5	R5	1.25	8	1 - Very Low 7 - Above Moderate	8 Lot Subdivision
	1416 Mackinnon	260-580-28-00	Residential 5	R5				SFR
	1420 Mackinnon	260-580-35	Residential 5	R5				SFR
	1424 mackinnon	260-580-34	Residential 5	R5				SFR
	1428 Mackinnon	260-580-33	Residential 5	R5				SFR
	1432 Mackinnon	260-580-32	Residential 5	R5				SFR
	1436 mackinnon	260-580-31	Residential 5	R5				SFR
	1440 mackinnon	260-580-30	Residential 5	R5				SFR
14-168 DR/PMW	2176 glasgow av	260-412-19	Residential 11	R11	0.34	4	Above Moderate	2 Twin Homes, 1 SFR
	2180 glasgow	260-412-19	Residential 11	R11				SFR
	2184 glasgow	260-412-19	Residential 11	R11				SFR
	2188 glasgow	260-412-17	Residential 11	R11				SFR
14-275 CDP/PMW	444 Neptune ave	256-282-21-00	Residential 8	R8	0.24	1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5	2.65	1	Very Low	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-133	1268 Berryman Canyon	260-080-34	Residential 3	R3	7.08	1	Above Moderate	SFR
15-133	1272 Berryman Canyon	260-080-35	Residential 3	R3		2	Above Moderate	SFR
15-134	1441 Enclave Court	262-081-11	Residential 3	R3	4.23	1	Above Moderate	SFR

Approved Units Without Building Permits								
Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
15-179	1255 Berryman Canyon	260-080-36	Residential 3	R3		2	Above Moderate	SFR
15-179	1259 Berryman Canyon	260-080-37	Residential 3	R3	1.99	2	Above Moderate	SFR
15-179	1267 Berryman Canyon	262-080-39	Residential 3	R3		2	Above Moderate	SFR
16-316	437 Fulvia St.	256-252-08-00	Residential 3	R3	22,507 SF	2	Above Moderate	SFR W/ADU
16-281	472 Arroyo Dr.	256-420-55-00	Residential 3	R3	19,457 SF	1	Above Moderate	SFR
16-235	233/239 Fourth St	258-053-10-00	Residential 15	R15	5,019 SF	2	Above Moderate	MFR
16-211	710 Requeza St.	258-141-36-00	Residential 3	R3	4.60	13	1 Very Low 12 Above Moderate	SFR
16-184	1229 Rubenstein Av.	260-072-36-00	Residential 3	R3	14,375 SF	2	Above Moderate	SFR W/ADU
16-164	2549/2551 Montgomery Av.	261-145-16-00	Residential 11	R11	8,062 SF	1	Above Moderate	SFR
16-161	2464 Manchester Av.	261-103-27-00	Residential 11	R11	5,007 SF	1	Above Moderate	SFR
16-156	956/960/964/968 Urania Av.	254-363-10-00	Residential 3	R3	N/A	3	Above Moderate	SFR
16-120	1459 Bella Azul Ct.	216-122-48-00	Rural Residential 1	RR1	6.39	1	Above Moderate	SFR
16-62	100/104 Fifth St	258-023-21-00	Residential 11	R11	16,053 SF	1	Above Moderate	SFR
16-09	767 Munevar Rd.	260-141-09-00	Residential 8	R8	7,001 SF	1	Above Moderate	ADU
17-163	184,185,188,189 Pacific View Lane	258-111-42, 43, 44, &45			60,984 SF	4	Above Moderate	SFR
17-152	1569 Lorraine Drive	254-030-27			8,287 SF	1	Above Moderate	ACCESSORY
17-147	535 Fourth St/545 Fourth St	258-072-20, 19			5,029 SF	1	Above Moderate	SFR
17-121	889 CHANNEL ISLAND DR	256-440-71			21,662 SF	2	Above Moderate	SFR/ACCESSORY
17-109	367 LIVERPOOL DR	260-404-26			4,996 SF	1	Above Moderate	SFR
17-081	2329 & 2333 NEWCASTLE AVE	261-053, 06 &07			2,500 SF	2	Above Moderate	TWINHOME
17-016	630 OCEAN VIEW AVE	256-151-27			32,417 SF	1		SFR (existing SFR converted to accessory unit & one new SFR being built-only counted new SFR)

C.3 Approved Units Without Building Permits

Table C-3: Approved Units Without Building Permits								
Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
13-056	825 & 837 Orpheus Ave	256-121-03-06	Residential 3	R3	1.88	4	Above Moderate	SFR
13-187	348 Fulvia, 356 Fulvia, 374 Fulvia, 378 Fulvia, 386 Fulvia	257-331-24	Residential 3	R3	2.25	9	1 - Very Low 8 - Above Moderate	SFR
13-241	1234 Orpheus Ave	254-382-04	Residential 3	R3	9,600 SF	1	Above Moderate	Accessory Unit
13-096	432 Sheffield	260-281-29	Residential 8	R8	6,263 SF	1	Above Moderate	SFR
14-172 TPM/CDP	710 Wood Dr	254-413-18-00		RR2	1.24	2		SFR
14-209 TPM/CDP	1386 Tennis Club Dr	262-080-17-00	Residential 3	R3	1.01	1		SFR
14-256 TPM/CDP	none	262-080-16-00	Residential 3	R3	2.05	2		SFR
14-007 TPM/CDP	1255 Berryman Cyn	262-080-36-00	Residential 3	R3	1.99	3		SFR
	1259 Berryman Cyn	262-080-37-00	Residential 3	R3				SFR
	1267 Berryman Cyn	262-080-39-00	Residential 3	R3				SFR
14-069 TPM	782 Leucadia Blvd	254-362-13/14/45	Residential 3	R3	3.09	13	1- Very Low 12 - Above Moderate	13 Lot Subdivision
14-111 TM/DR	1412 Mackinnon	260-580-29-00	Residential 5	R5	1.25	8	1 - Very Low 7- Above Moderate	8 Lot Subdivision
	1416 Mackinnon	260-580-28-00	Residential 5	R5				SFR
	1420 Mackinnon	260-580-35	Residential 5	R5				SFR
	1424 mackinnon	260-580-34	Residential 5	R5				SFR
	1428 Mackinnon	260-580-33	Residential 5	R5				SFR
	1432 Mackinnon	260-580-32	Residential 5	R5				SFR
	1436 mackinnon	260-580-31	Residential 5	R5				SFR
	1440 mackinnon	260-580-30	Residential 5	R5				SFR
14-168 DR/PMW	2176 glasgow av	260-412-19	Residential 11	R11	0.34	4	Above Moderate	2 Twin Homes, 1 SFR
	2180 glasgow	260-412-19	Residential 11	R11				SFR
	2184 glasgow	260-412-19	Residential 11	R11				SFR
	2188 glasgow	260-412-17	Residential 11	R11				SFR
14-275 CDP/PMW	444 Neptune ave	256-282-21-00	Residential 8	R8	0.24	1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5	2.65	1	Very Low	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR

Table C-3: Approved Units Without Building Permits

Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-064	710 and 712 Clark Avenue	256-122-45, 46, 48, 49, 53	Residential 5	R5		1	Above Moderate	SFR
15-133	1268 Berryman Canyon	260-080-34	Residential 3	R3	7.08	1	Above Moderate	SFR
15-133	1272 Berryman Canyon	260-080-35	Residential 3	R3		2	Above Moderate	SFR
15-134	1441 Enclave Court	262-081-11	Residential 3	R3	4.23	1	Above Moderate	SFR
15-179	1255 Berryman Canyon	260-080-36	Residential 3	R3		2	Above Moderate	SFR
15-179	1259 Berryman Canyon	260-080-37	Residential 3	R3	1.99	2	Above Moderate	SFR
15-179	1267 Berryman Canyon	262-080-39	Residential 3	R3		2	Above Moderate	SFR
16-316	437 Fulvia St.	256-252-08-00	Residential 3	R3	22,507 SF	2	Above Moderate	SFR W/ADU
16-281	472 Arroyo Dr.	256-420-55-00	Residential 3	R3	19,457 SF	1	Above Moderate	SFR
16-235	233/239 Fourth St	258-053-10-00	Residential 15	R15	5,019 SF	2	Above Moderate	MFR
16-211	710 Requeza St.	258-141-36-00	Residential 3	R3	4.60	13	1 Very Low 12 Above Moderate	SFR
16-184	1229 Rubenstein Av.	260-072-36-00	Residential 3	R3	14,375 SF	2	Above Moderate	SFR W/ADU
16-164	2549/2551 Montgomery Av.	261-145-16-00	Residential 11	R11	8,062 SF	1	Above Moderate	SFR
16-161	2464 Manchester Av.	261-103-27-00	Residential 11	R11	5,007 SF	1	Above Moderate	SFR
16-156	956/960/964/968 Urania Av.	254-363-10-00	Residential 3	R3	N/A	3	Above Moderate	SFR
16-120	1459 Bella Azul Ct.	216-122-48-00	Rural Residential 1	RR1	6.39	1	Above Moderate	SFR
16-62	100/104 Fifth St	258-023-21-00	Residential 11	R11	16,053 SF	1	Above Moderate	SFR
16-09	767 Munevar Rd.	260-141-09-00	Residential 8	R8	7,001 SF	1	Above Moderate	ADU
17-163	184,185,188,189 Pacific View Lane	258-111-42, 43, 44, &45			60,984 SF	4	Above Moderate	SFR

Table C-3: Approved Units Without Building Permits

Case	Address	APN	GP Land Use	Zoning	Parcel Size (AC)	Units Approved	Income Category	Single-family (SFR) or Multi-family (MFR)
17-152	1569 Lorraine Drive	254-030-27			8,287 SF	1	Above Moderate	ACCESSORY
17-147	535 Fourth St/545 Fourth St	258-072-20, 19			5,029 SF	1	Above Moderate	SFR
17-121	889 CHANNEL ISLAND DR	256-440-71			21,662 SF	2	Above Moderate	SFR/ACCESSORY
17-109	367 LIVERPOOL DR	260-404-26			4,996 SF	1	Above Moderate	SFR
17-081	2329 & 2333 NEWCASTLE AVE	261-053, 06 & 07			2,500 SF	2	Above Moderate	TWINHOME
17-016	630 OCEAN VIEW AVE	256-151-27			32,417 SF	1		SFR (existing SFR converted to accessory unit & one new SFR being built-only counted new SFR)

C.4 Letters of Interest From Property Owners for Very Low and Low-Income Candidate Sites



Saints Constantine and Helen Greek Orthodox Church



January 11, 2018

Ms. Diane Langager
Principal Planner, Housing Element
505 South Vulcan Avenue
Encinitas, CA 92024

Dear Ms. Langager;

We are so pleased to be a part of Affordable Housing Element in Encinitas. Saints Constantine and Helen Greek Orthodox Church has been committed to affordable housing for seniors for more than three decades. As you are aware we have 30 apartment units on our property, all of which fall under affordable housing guidelines. (I believe our rents are the lowest in the city). We consider these apartments and any future apartments to be a Ministry of our Church and are committed to serving the senior population of the community.

If the Affordable Housing Element is passed, we plan to build 40 to 50 senior housing units, all of which will be affordable housing. The apartments will be built on a portion of the undeveloped land on the church property. They will be built across the back portion of the land adjacent to the existing apartments and will be architecturally similar to the existing buildings. We are planning to start the building process as soon as feasible once the housing element passes.

Thank you for the opportunity to continue to serve the seniors in our community through offering affordable housing.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Sitaras".

Fr. Michael Sitaras
Pastor

A handwritten signature in black ink, appearing to read "Anne Panagakos".

Anne Panagakos
Parish Council President



METROPOLIS OF
SAN FRANCISCO

SAINTS CONSTANTINE AND HELEN GREEK ORTHODOX CHURCH

NEW LETTER OF INTEREST

May 3, 2018

Ms. Diane Langager
505 South Vulcan Avenue
Encinitas, CA

Dear Ms. Langager:

We at Saint Constantine and Helen Greek Orthodox Church are pleased to be considered as part of the City of Encinitas Affordable Housing Program. We have had affordable senior housing on the church property for over thirty years. Our 30 existing units and the units that we propose to build are and will be available for tenancy to the general public, there is not and will not be a religious or church membership requirement for tenancy.

Thank you for your kind attention.

Sincerely,

Anne Panagakos
President
Parish Council

Brandi Lewis

From: Bo Havlik <bhavlik@lee-associates.com>
Sent: Monday, November 27, 2017 5:30 PM
To: Diane Langager
Cc: Bo Havlik; 'mrs.teresacannon@gmail.com'
Subject: CANNON PROPERTY : PIRAEUS / PLATO HOUSING ELEMENT SITE ANALYSIS
Attachments: ENCINITAS HOUSING ELEMENT SITE ANALYSIS.pdf

Diane:

This letter is to advise you that the Cannon Family desires to have their property referenced above considered in the Encinitas Housing Element Site Analysis for upzoning to 30 DU per the ongoing discussions with the City Planning Department.

This site is shown in the Leucadia -Vacant portion of the Site Analysis planning and is also known as APN 254-144-01 comprising approximately 6.93 acres.

Thank you for your time last week explaining these efforts / directions by the City of Encinitas.

We shall stay in touch and continue to follow the planning.

Best regards,

Bo Havlik
 Real Estate Consultant
 Cannon Family Properties

CC: Harrington Cannon

Bo Havlik
 Principal
 Lee & Associates | North San Diego County

C 858.335.3637
 D 760.448.2454
 O 760.929.9700
bhavlik@lee-associates.com



Corporate ID 01096996 | License ID 00799087
 1900 Wright Place | Suite 200
 Carlsbad, CA 92008



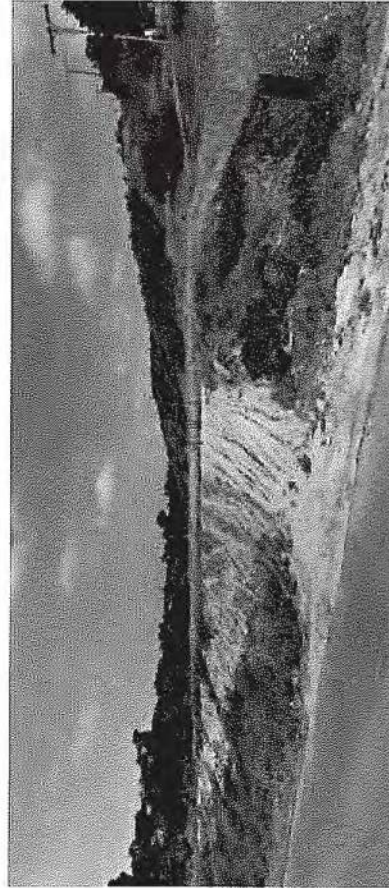
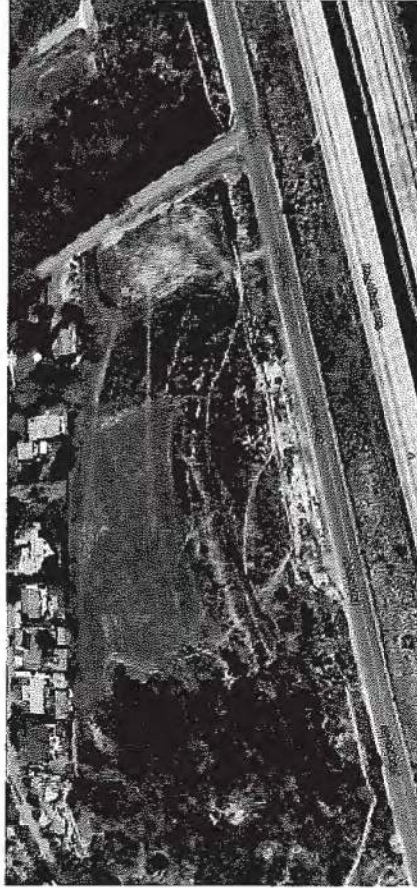
FORGIVENESS..... MAN'S GREATEST NEED AND GOD'S GREATEST DEED.

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Leucadia - Vacant

- Address: Piraeus St
- APN: 2541440100
- Zoning: Rural Residential 2
- Size: 6.93 AC
- Unit Yield: 207 DU
- Notes:
 - Steep Topography



GEORGE KRIKORIAN

March 29, 2018

Ms. Diane S. Langager
Principal Planner
City of Encinitas
505 S. Vulcan Avenue
Encinitas, CA 92024

RE: Encinitas Blvd & Quail Gardens 4,92 AC vacant land, for Housing Element Review

Dear Diane,

We wanted to re-express our interest in moving forward with a multi-family residential development immediately upon a successful rezone from Office Professional Zone to a Residential Zone of R25-R30. Our interest is contingent upon the City of Encinitas finalizing development standards that adequately support this level of density. Currently, we do not believe that the current zoning limitations of two-stories and 30 foot height maximum will achieve this.

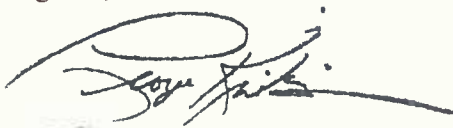
We would like to retain our right to develop under the current Office Professional Zone, as this will be the direction we will pursue In the event that acceptable development standards cannot be approved for the R25-R30 zone.

We believe this property should be moved to the "Vacant Land" category, as the current single family dwelling is uninhabitable and has been effectively boarded up and vacant for years. If it helps your cause, we will be willing to demolish the dwelling.

Please also be advised that we will plan on processing plans to develop the property soon after a successful rezone to Residential.

Please feel free to call me if you would like to set up a meeting to discuss this further or need further clarification regarding our intentions.

Best regards,



George Krikorian



Larry Jackel, Managing Partner

ljackel@fenwayca.com

674 Via de la Valle, Suite 310

Solana Beach, CA 92075

858.436.3600

April 12, 2018

Ms. Diane S. Langager
Principal Planner
City of Encinitas
505 S. Vulcan Avenue
Encinitas, CA 92024

RE: APNs 216-041-20 and -21 for Housing Element Review

Dear Diane:

As you know, we recently purchased the approved and entitled approximately 4 acres Encinitas Beach Resort hotel site at the north end of Leucadia (APN 216-041-26) as well as the adjacent approximately 3.5 acres (APNs 216-041-20 and -21) that are currently not part of the entitled project. As a follow-up to my January 4, 2018 message, regarding the adjacent 3.5 acres, I wanted to express our further interest in moving forward with a rezone from the current LVSC designation to NCRM-1, with the addition of the R-25-R-30 density which would allow for a mixed-use project on the site and allows the required standards for the Housing Element Plan.

As you may be aware, we are in the process of moving forward and commencing construction on the currently entitled project. We want to insure the City of Encinitas that development can begin on the adjacent parcels as soon as the zoning is approved, and plans are processed and approved.

Worth mentioning, is that the existing "Cabo Grill" building has been boarded up and fenced off. We plan to demolish this building upon commencing construction of the adjacent parcels.

Please feel free to call me if you would like to set up a meeting to discuss this further or need additional clarification regarding our intentions.

Best regards,

A handwritten signature in blue ink, appearing to read 'Larry Jackel', is written over a light blue circular background.

Larry Jackel

Diane Langager

From: Keith Harrison <keithharrison@sbcglobal.net>
Sent: Wednesday, April 04, 2018 4:08 PM
To: Diane Langager
Subject: Housing Element Update - Sage Canyon (site #AD1)

Diane,

I have entered into a purchase agreement to acquire the 5.23 acre vacant parcel of land located on El Camino Real just south of Sage Canyon Drive. The site is currently entitled for a residential subdivision consistent with the existing R-3 zoning. Please be advised that I would be interested in modifying the existing plans to create additional housing units should the City choose to increase the allowable density as part of the Housing Element Update.

Regards,

Keith Harrison

Diane Langager

From: Diane Langager
Sent: Thursday, March 01, 2018 6:01 PM
To: Nick.Chen@kimley-horn.com
Subject: FW: Quail Gardens Dr site
Attachments: RE: Quail Gardens Dr site

Fyi...



Diane S. Langager
Principal Planner
Development Services Department
505 South Vulcan Ave, Encinitas, CA 92024
(760) 633-2714 | dlangager@encinitasca.gov
www.encinitasca.gov

From: Maria Miller [mailto:mmiller@baldwinsons.com]
Sent: Thursday, March 01, 2018 5:27 PM
To: Diane Langager
Subject: RE: Quail Gardens Dr site

Hi Diane,

Yes, I'd like to confirm that we are interested in having this site considered for upzoning to higher density residential.

I sent you another email with a smaller file attachment. Please let me know if you have not received it.

Thank you,

Maria Miller, AICP

BALDWIN & SONS

610 West Ash, Suite 1500, San Diego, CA 92101
O: (619) 515-9114 | C: (619) 597-6350

From: Diane Langager [mailto:DLangager@encinitasca.gov]
Sent: Thursday, March 1, 2018 4:43 PM
To: Maria Miller <mmiller@baldwinsons.com>
Subject: RE: Quail Gardens Dr site

Maria: Our email can not accept emails 10MB or larger are you able to give a reduced copy of the TM.

Please confirm in writing that you are interested in having us consider the referenced property as part of the Housing Element Update in order to be upzoned to higher density residential.

Thanks.



Diane S. Langager
Principal Planner
Development Services Department
505 South Vulcan Ave, Encinitas, CA 92024
(760) 633-2714 | dlangager@encinitasca.gov
www.encinitasca.gov

From: Maria Miller [<mailto:mmiller@baldwinsons.com>]
Sent: Thursday, March 01, 2018 3:34 PM
To: Diane Langager
Subject: Quail Gardens Dr site

Hi Diane,

I've attached our draft TM for the site, it has the information about the property on the title sheet.

APNS are 258-130-80, 82, 86, 91, 93 & 94, and 257-020-36 & 37. Gross site acreage 11.9 ac., net 9.05 ac.

Let me know what else I need to provide.

Thank you,

Maria Miller, AICP

BALDWIN & SONS

610 West Ash, Suite 1500, San Diego, CA 92101
O: (619) 515-9114 | C: (619) 597-6350

2017-11-08

10A Handout

November 8, 2017

City of Encinitas
Attention: Planning Department
505 South Vulcan Avenue
Encinitas, CA 92024-3633

Re: Housing Element Update 2017 - APN's (259-231-28, 30, 31 & 32)

Dear Mayor and Council:

We are the owners of approximately 6.59 acres of land with the potential for 198 affordable senior citizen apartments built if the property is zoned consistent with the City's 2016 Housing Element Update. This property was analyzed by Staff based on extensive criteria as having the qualities necessary for it to be placed on the Environmentally Superior Map that was approved by the City Council last year.

These properties are contiguous, have all utilities to site, have gentle topography allowing maximum development, are mostly vacant (currently with only three homes over forty years old on 6.63 acres), are adjacent to commercial property, within a short walk to shopping, restaurants, mass transit and a pharmacy. Equally important is that these properties have access for ingress and egress to both Encinitas Blvd and Rancho Santa Fe Road thus minimizing traffic impacts on either of the Major Regional Collector Roads.

This letter is intended to clarify the record provided by City Staff and its consultants at the recent City Council Housing Element Subcommittee hearings. Our properties have the street addresses of 2220, 2228, and 2230 Encinitas Blvd. These properties should be classified as either "Almost vacant" or at the very least "Underutilized".

The County's tax assessor has determined that the land value comprises about 75% of the total property value clearly demonstrating that the property is mostly vacant. The Tax Assessor has determined that other properties identified in the Kimley Horn reports as "Almost vacant" have land value percentages as low as 19.76% and some of the properties identified as "Underutilized" have land value percentages of 77% and 85%. Clearly, the properties referenced herein should be included in the "Almost vacant" category.

The report prepared by Goldfarb Lipman, a consultant to the City, dated September 21, 2017 on page 4 that the City would have an advantage if it could rezone properties to meet "Fifty percent of the City's lower income RHNA" or 643 units. The document went on the state "Even with the most generous interpretation of site capacity ... "vacant" sites designated for lower income housing can accommodate only 525 units. It will therefore be

presumed that the existing uses on these sites impede additional residential development. To overcome this presumption, HCD will likely require evidence such as letter from owners showing an intent to redevelop the site..." This letter is just such a letter and **More Importantly**, the inclusion of these properties (excluding the one already included in the City's calculations) an additional 148 units can be constructed creating 673 housing units on "Vacant" and "Almost Vacant" sites and with letters from property owners showing intent, this letter. As a result, with just this one correction to the City's analysis the City will exceed the 50% threshold of 643 units by 5%.

To confirm, per the above and as we have represented to City Staff many times in the past, we have an agreement to develop our properties together and are focusing on the construction of an apartment community for Senior Citizens. Providing our Senior Citizens a classy place to retire with dignity, amenities and services is good for the Encinitas Community in many ways, including: a) Reduces the demand on City Services; b) Provides affordable housing to our longest residents; c) Allows our Senior Citizens and Grandparents to remain in their community with their loved ones and support network as they need us most; d) Provides more local affordable housing when the older homes vacated become available to new families, and e) Satisfies the laws requiring the provision of housing built at thirty homes per acre.

There is another issue to clear up. The Kimley Horn analysis of various sites for development presented to the Subcommittee on October 16th on page 38, attached, states that our sites have "Steep Topography" constraints. This is not accurate. In fact, topography was analyzed by the City in the adopted 2016 HEU EIR Viable Housing Site ALT-4 stating "Some 10-25% slopes in sections of the property with 20% to 40% in others", attached. In fact, only about 10% of the property exceeds 25% in slope. The EIR also determined that slope was not factor that would eliminate sites from consideration even if it was extensive, which again it is not. Please correct this erroneous representation.

Most importantly, the EIR included our property on the Environmentally Superior Alternative because "it focuses the change in land use to only one of the "four corners" of Olivenhain and supports the viability of the adjacent new mixed use site, O-3", which are the commercial properties between our property and Encinitas Blvd.

Please accept this letter as confirmation that we, the owners of this property, will redevelop the property immediately upon approval of the zoning necessary for such new community and that such project will have a minimal impact on views as determined by the Certified Environmental Impact Report prepared and approved by the City Council in 2016. Based upon this letter, the City and HCD must agree that these sites: a) are "Almost Vacant"; b) Have minimal slope impacts resulting in the property having a excellent development potential; and c) Have a realistic and demonstrated potential for redevelopment during the planning period for this Housing Element Update. Lastly, these

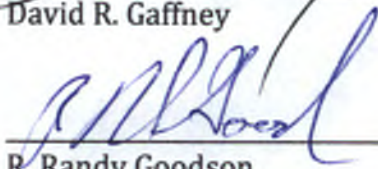
City of Encinitas
Page 3 of 3
November 8, 2017

properties remain the "Least Environmentally Impactful" alternative for new housing in the City and allow for a balance of housing throughout the City's five Communities.

Sincerely,



David R. Gaffney



R. Randy Goodson

**goldfarb
lipman
attorneys**

1300 Clay Street, Eleventh Floor
Oakland, California 94612
510 836-6336

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Goldfarb & Lipman LLP

September 21, 2017

To
Encinitas City Council Housing Element Subcommittee
From
Barbara E. Kautz
RE

IMPACT OF STATE LEGISLATION ON ENCINITAS HOUSING ELEMENT

In this year's session of the California Legislature, a package of fifteen bills related to housing were passed and sent to Governor Jerry Brown for signature. The Governor has stated publicly that he will sign all fifteen bills. Two of the bills (AB 1397 and AB 879) directly affect the contents of local housing elements. A third bill (SB 166) may affect how many 'surplus' sites the City of Encinitas wishes to include in its Housing Element.

The bills will become effective January 1, 2018. The housing element requirements will then apply to Encinitas because the City's Housing Element has still not been adopted; other San Diego County cities must comply when they update their elements in 2020. Given the need for HCD review and the changes needed in the City's Element even under current law, the City cannot realistically adopt a Housing Element and place it on the ballot before January 1.

The major substantive changes will:

- Make it more difficult to designate non-vacant sites as housing sites; and
- Require more justification for the number of units shown as being accommodated on each site.

Because the majority of the sites shown for upzoning in the Measure T Housing Element were non-vacant sites, the City will likely need to designate additional vacant

sites for upzoning. Some of the non-vacant sites previously proposed for upzoning may also not be able to meet the new requirements.

This memo divides the new housing element requirements into: (1) substantive requirements related to designating adequate sites, and (2) additional required analysis. A copy of the bills showing the amendments is attached.

A. New Adequate Sites Requirements.

Background. Each city in California is required to identify enough suitable housing sites to meet its fair share of the region's housing need, which is quantified as the RHNA. (Gov't Code §65583(c).¹) The RHNA is separated into an allocation for very low and low income housing, moderate income housing, and above moderate-income housing. The City's RHNA for the 2013-2021 Housing Element is as follows:

Income Category	RHNA (Housing Units)
Very Low and Low	1,286*
Moderate	413
Above Moderate	907

*Includes 253-unit carryover from 1998-2005 when City did not adopt a Housing Element.

The City's Housing Element must designate specific sites that can meet its RHNA in each of the three income categories: very low and low; moderate; and above moderate. (§ 65583.2.) In Encinitas, sites suitable for very low or low income housing must be zoned to allow at least 30 units per acre, unless the City can demonstrate that sites zoned at lower density are suitable or that affordable units have actually been constructed. (§§65583.2(c)(3)(A), (c)(3)(B)(iv).).

Measure T Sites. The City's existing zoning can accommodate its share of moderate-income and above moderate-income housing. Measure T proposed to provide sites suitable for lower income housing as follows:

Lower Income RHNA	1,286 Units
New Construction	47*
Accessory Dwelling Units (ADUs)	146**
Rezoned Sites (30 units/acre)	1,987
Total Units Accommodated	2,180 Units
Excess Units ("Buffer")	894 Units

*Lower income units constructed or approved through 12/31/12.

**Based on 271 new ADUs and 25 legally converted ADUs in 8-year planning period, 296 total; half assumed to be affordable to lower income households.

Almost all of the 200+ sites designated by Measure T to be rezoned to be suitable for lower income housing were non-vacant sites. In field work, Kimley-Horn identified

¹ All future references are to the Government Code unless otherwise stated.

Previously the City was required to justify the use of non-vacant sites by considering the extent to which existing uses might be an impediment to residential development, development trends, market conditions, and regulatory incentives. The City must now additionally analyze:

- The City's past experience with converting existing uses to higher densities;
- Current market demand for the existing use; and
- Any leases or other contracts that would perpetuate the existing use or prevent redevelopment for additional residential development. (Proposed §65583.2(g)(1).)

This will require substantial additional analysis of *all* non-vacant sites, *at all income levels*.

Additionally, if the City is relying on non-vacant sites to accommodate 50 percent or more of its housing need for lower income households, an "*existing use shall be presumed to impede additional residential development*, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period." (Proposed § 65583.2(g)(2).)

Fifty percent of the City's lower income RHNA equals 643 units. Even with the most generous interpretation of site capacity and "vacant," vacant sites designated for lower income housing can accommodate only 525 units. It will therefore be presumed that the existing uses on these sites impede additional residential development. To overcome this presumption, HCD will likely require evidence such as letters from owners showing an intent to redevelop the site; abandonment of use and a site for sale; etc.

It is our understanding that owners of many of the non-vacant sites are not particularly interested in residential development. If this is correct, it would be prudent for the City to ensure that vacant sites can accommodate at least half the lower income housing need. Even without this additional presumption, it may be difficult for the City to show that some non-vacant sites designated in Measure T are likely to be redeveloped.

Additional Analysis of Site Capacity. For each site shown as suitable for housing the City's Housing Element must show the 'capacity' of the site: how many units can actually be built on the site and at what income level. The units shown within each income category are totaled to demonstrate that the sites designated can accommodate the City's RHNA.

The determination of site capacity is a two-step process:

- If there is a *minimum* density for the site, HCD must accept it; or, the City can demonstrate the capacity of the site (§ 65583.2(c)(1)).

525
+ 148 - otc

673

- Then, the City must adjust (i.e., reduce) the number of units based on land use controls and requirements for site improvements. (§ 65583.2(c)(2).) AB 1397 also requires 'adjustment' for:
 - 'Realistic capacity';
 - Densities of approved projects at a similar affordability level; and
 - Availability of utilities. (Proposed § 65583.2(c)(2).)

Kimley-Horn has proposed showing the capacity of each site based on 30 units per acre, which is the *maximum* density permitted, not the minimum density. The Measure T Housing Element showed, for purpose of site capacity, 20 units per acre. It also contained statements that a height limit of two stories could not accommodate 30 units per acre.

To maximize the capacity of each site, and minimize the number of sites needed, the City will need to convince HCD that each site can actually accommodate 30 units per acre within two stories. If HCD does not agree that this is supportable, despite zoning at 30 units per acre, it will demand that the City reduce the capacity of each site as shown in the Housing Element, and upzone more sites for lower income housing. Examples of densities of 30 units per acre accomplished within two stories in other communities may be most convincing.

Conclusion: Adequate Sites Requirements. The non-vacant sites included in Measure T should be reviewed to determine if they will be considered feasible for redevelopment given the additional analysis required. To the extent possible, the City should seek vacant sites to upzone to be suitable for lower income housing so that these comprise more than 50 percent of the sites designated for lower income housing. It should also give preference to non-vacant sites whose owners are willing to represent to HCD that they desire to develop housing. The City will also need substantial evidence to convince HCD that 30 units per acre can be accomplished in two stories.

B. Additional Required Analysis.

Requirements for additional analysis will increase the length and cost of the Housing Element and may result in demands for additional actions by the City, but will have no direct impact on sites designated for housing. These additional analyses include:

- Constraints posed by "locally adopted ordinances that directly impact the cost and supply of residences" (Proposed § 65583(a)(5));
- Nongovernmental constraints, including requests to develop housing below the densities shown in the housing element; length of time between project approval and submittal of applications for building permits; and

Olivehain Vacant Sites
Analysis of Development Potential

ASSESSOR'S PARCEL NUMBER	2017 Assessed Value		GROSS	
	TOTAL	LAND	ACRES	YIELD @ 30 DU/AC
259-231-32	\$ 430,000	\$ 430,000	1.75	53
259-231-28	\$ 1,130,000	\$ 1,041,000	3.88	116
259-231-30	\$ 900,000	\$ 595,000	0.54	16
259-231-31	\$ 849,841	\$ 381,863	0.46	14
TOTAL	\$ 3,309,841	\$ 2,447,863	6.63	199

Land Value as % of Total Value 74%

Olivenhain

ALT-4: Housing site Alt-4 was included in the SMUP Alternative because it focuses the change in land use to only one of the "four corners" of Olivenhain and supports the viability of the adjacent new mixed use site, O-3.

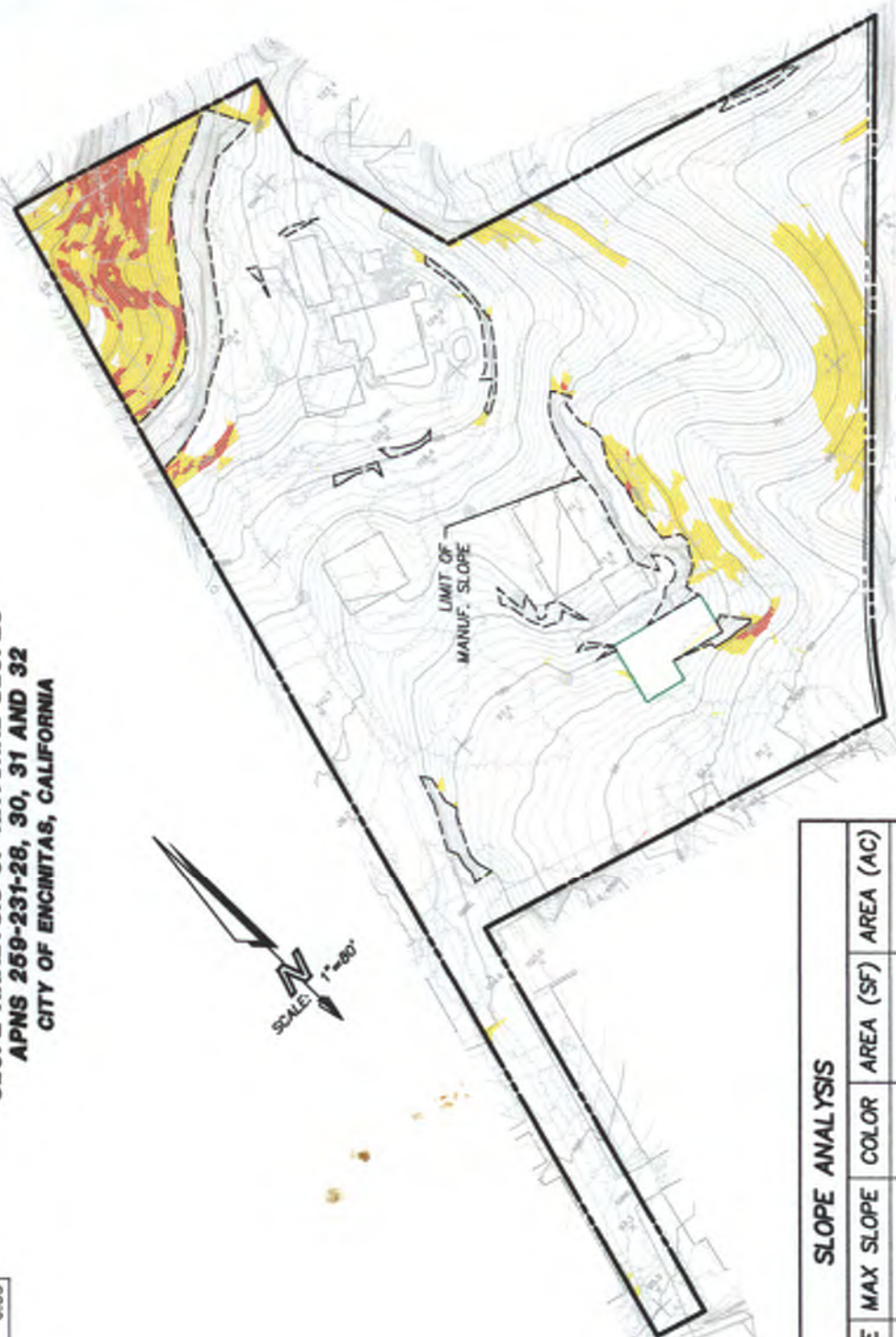
O-3: Housing site O-3 was included in the SMUP Alternative because it reduces traffic trips and provides a mixed use walkable place for Olivenhain.

An interim preliminary examination of the Dodson Construction Alternative and the LIFT housing

GROSS ACRES

6.59

**SLOPE ANALYSIS OF NATURAL SLOPES
APNS 259-231-28, 30, 31 AND 32
CITY OF ENCINITAS, CALIFORNIA**



SLOPE ANALYSIS				
NO.	MIN SLOPE	MAX SLOPE	COLOR	AREA (SF)
1	0%	25%		239,005 SF
2	25%	40%		24,021 SF
3	40%	250%		5,889 SF
4	MANUFACTURED SLOPE			
				0.41
TOTAL				6.59

LANDMARK
CONSULTING
ENGINEERING
ARCHITECTURE
PLANNING
10010 LOMA VISTA, SUITE 100
SAN DIEGO, CA 92121
(619) 444-1000



Olivenhain - Vacant

- **Address:** Rancho Santa Fe Rd
- **APN:** 2592313200
- **Zoning:** Rural Residential 2
- **Size:** 1.71 AC
- **Unit Yield:** 51 DU
- **Notes:**
 - Steep Topography
 - Measure T Site





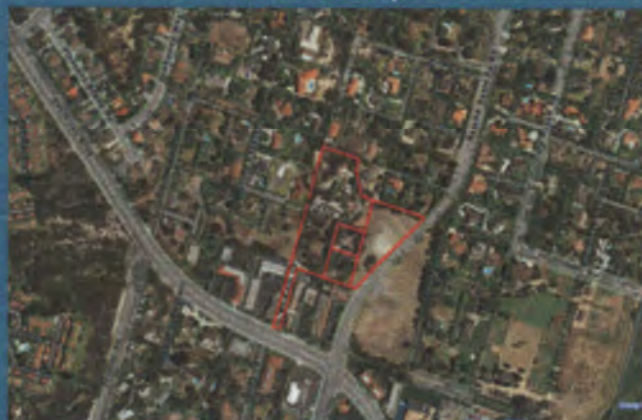
Viable Housing Site Summary ALT-4

Profile for Olivenhain - Alternative Site #4

What you need to know about this site

- Address Location: 2220 – 2230 Encinitas Blvd.
- Assessor Parcel Numbers:
259-231-28 and 30 to 32
- Study Area Size: 4 parcels with 6.49 gross acres (6.3 net) and includes Viable Housing Site O-4
- Topography: Some 10-25% slopes in sections of the property with 25% to 40% in others
- Zoning: Rural Residential-2 (RR-2), which allows two units per acre
- Site Description: The study area is predominately vacant with three homes, located along a local collector, two-lane roadway. One home serves as a care facility with six or fewer persons.
- Year Constructed: 1950s and mid-1970s
- Site amenities and/or proximity:
 - More than a 3/4 mile to the nearest public school;
 - One block to commercial goods and services;
 - Just over a 3/4 mile to Wiro Park;
 - Adjacent to limited transit (bus service route 304 alt. to San Marcos)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



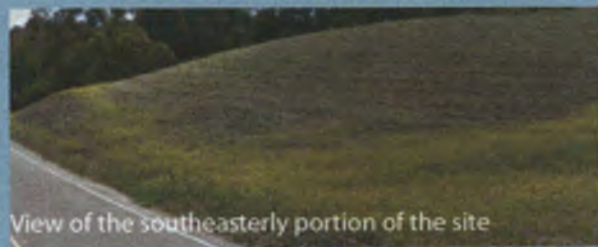
Traveling on Rancho Santa Fe Rd., looking west



Southbound view of Rancho Santa Fe Rd.



Northbound view of Rancho Santa Fe Rd.



View of the southeasterly portion of the site

November 7, 2017

Robert Echter
R.E.L.S., Inc.
1150 Quail Gardens Drive
Encinitas, CA 92024

Subject: Fox Point Farms – Agrihood Concept Plan

Dear Mr. Echter,

Dudek understands that you are very interested in having your property (1150 Quail Gardens Drive) included as one of several Housing Element sites identified for high density/affordable housing in the City of Encinitas. While your property has not yet been identified as part of the Housing Element Task Force's site selection effort to date, Dudek believes that a strong argument can be made for its inclusion based on the lack of site constraints, location adjacent to a major roadway with access to utilities and existing services, development potential, and your willingness to convert a portion of your current agricultural operation to residential uses. All of these criteria meet or exceed The State Department of Housing and Community Development (HCD) requirements for inclusion as a Housing Element site.

Located at the northwest corner of Leucadia Boulevard and Quail Gardens Drive in the Leucadia neighborhood of the City of Encinitas, your approximately 20-acre property is an ideal location for an "agrihood" development. Like accessory dwelling units and multigenerational housing, the agrihood is an old idea made new again. The Urban Land Institute defines an agrihood as a single-family, multifamily, or mixed-use community built with a working farm as a focus. We understand that small-scale commercial farms, such as yours, struggle to compete with large scale industrial agriculture, and there is an opportunity to shift our urban farms from commercial production hubs toward a more community orientation. The agrihood concept provides a mechanism that allows for development-subsidized agriculture that is protected from the larger global economy, ensuring in perpetuity agriculture.

Agrihood Concept Plan Overview

In close coordination with Farmer D Consulting and Schmidt Design Group, Dudek has prepared an Agrihood Concept Plan for Fox Point Farms (Attachment 1). The plan pays homage to the

agricultural heritage of the site and the City of Encinitas by providing a roughly 50/50 split of residential and agricultural uses in a way that does not segregate either use, but rather encourages intermingling of the two uses in a way that is mutually beneficial. Developing communities in this way can support the growth of urban agriculture and promote a hyperlocal food system that provides Encinitas residents with locally-grown fresh and healthy food.

The concept plan has been developed in a way that is sensitive to the surrounding communities. Substantial buffers have been designed along the perimeter of the property, in the form of orchard paseos (on the west), vineyards (on the south), agricultural uses and parking (on the east), and organic farm fields (on the north). Edible paseos, vertical gardens, greenhouses, community gardens, an event barn, and



Source: KTG Y

vineyards are designed into the community and serve as an asset to residents while at the same time respecting the agricultural history of the site.

The bulk and scale of the concept plan is set back from the existing residential development to the west (Fox Point), and pedestrian connections have been made to allow surrounding residents access to the community's resources (farm stands, event garden, education garden, farm-to-table dining area, and trail access to the east via Quail Gardens). Views from Encinitas Ranch Golf Course are maintained by concentrating the development to the south of the site, leaving the northern portion for organic farm fields and programmed open spaces.

Local Agriculture

As mentioned previously (and detailed in Attachment 2), small-scale farms struggle to compete with large scale industrial agriculture, because they lack economies of scale and access to expensive equipment and technology. Development pressure drives up land costs, pushing farms further and further away from their markets. This results in higher transportation costs and lack of connectivity to the consumer. A high percentage of consumer profits are captured by middle men such as distributors, processors and retailers. Trends are moving in the direction of more competition in the distribution channel with companies such as Amazon buying Whole Foods that will likely drive down the price farmers are paid for their products.

Community farms are provide a solution. Growing food, plants, and other crops that serve the

immediate community and provide opportunities for education, events, and agritourism is the type of agriculture we need in Encinitas. There is tremendous value that agriculture can bring in the form of open space, engagement and education while fostering a thriving local food system that improves the health and economic well-being of communities. These community farms can also provide a platform to educate consumers about the complex issues in agriculture and our food system.

Housing and Site Design



Source: KTG

In keeping with the “Residential Infill (Medium to Large Sites)” neighborhood prototype defined as part of the public outreach program for At Home in Encinitas, this prototype incorporates multi-family of larger scale with single-family attached as the site transitions into the existing single-family. A variety of dense housing types allow for diversity in unit size and income.

The concept plan includes the following housing types (see Attachment 1 for graphic representation):

- Single-family small lot homes with detached garage
- Zero Net Energy Townhomes over artist studios
- Zero Net Energy Row Townhomes with balconies
- Zero Net Energy Flats

The concept plan has been designed at a pedestrian scale, encouraging residents to walk along edible paseos in their front yard rather than driving straight into their garages. Townhomes and single-family small lot homes are all alley-loaded, such that these homes front onto pedestrian walkways or into the main courtyard, overlooking community gardens and the community recreation area. All surface parking areas are located along the edges of the site, giving the plan a “car-less” feel once you are home.

At this concept level, densities are proposed in the range of 20 to 30 units per acre on the approximately 10 acres of land designated for residential uses. The ultimate unit count will be dependent upon how the City and the Housing Element Task Force decide to structure the development standards in the Housing Element.

Proximity to Community Resources

The site is within walking/biking distance to Capri Elementary School (0.75 miles), shopping centers on El Camino Real (0.75 miles), Paul Ecke Sports Park and the YMCA (0.85 miles), and is 0.7 miles from the Leucadia Boulevard/Interstate 5 interchange. Transit stops are located on Leucadia Boulevard immediately adjacent to the site, providing residents with an affordable means of transportation to these community resources and jobs. Indian Head Canyon, a community resource for open space and trails, is located immediately north of the property.

Commitments

The property is zoned for agricultural uses, and we understand based on past experience there is always an expectation that agricultural-zoned land should remain as agriculture in perpetuity. However, as local agriculture faces greater challenges in the global market, the long-term feasibility of any agriculture depends on finding creative solutions. The agrihood concept is



Source: KTGy

one such solution, and definitely the most appropriate solution for this site. Based on our discussions, Dudek understands that you are committed to ensuring in perpetuity agricultural use of approximately 50 percent of the site, and are willing enter into such an agreement if the City is so inclined. As part of this, any future development of the site would be conditioned to structure a program whereby the agricultural uses are partially subsidized through the HOA, or other mechanism, in perpetuity. You will also limit the residential development of the site at 250 units, as a message to the public that you are committed to this conceptual site design and are not interested in allowing outside interests to sacrifice the integrity of this proposal.

Robert Echter

Subject: Fox Point Farms – Agrihood Concept Plan

Summary

This concept plan exhibits a true agrihood concept. The site design is highly-amenitized, pedestrian-oriented, sustainable, and provides a mix of housing types, creating opportunities for attainably-priced housing for all income groups. In an era where traditional high-density housing tends to lack open space, amenities, and overall livability, this concept plan strives to serve as an innovative example for other cities to follow. In addition to serving as a benefit to the community, inclusion of the property would assist the City in developing an HCD-compliant Housing Element, while maintaining the historical integrity of Encinitas as a City committed to agriculture.

Please contact me if you have any questions.

Sincerely,



Brian Grover, AICP
Development Services

*cc: Sean Kilkenny, Dudek
Daron Joffe, Farmer D Consulting
Jennifer Montgomery, Schmidt Design Group*

*Attachments: Attachment 1 – Fox Point Farms Agrihood Concept Plan
Attachment 2 – Farmer D Consulting, Fox Point Farms Agrihood Concept*

ATTACHMENT 1

Fox Point Farms

Encinitas, CA



LEGEND

- 1 PRIMARY SITE ACCESS WITH ENTRY TRELLIS
- 2 FARMSTAND & POTENTIAL FARM STORE AND CAFE
- 3 GREENHOUSE
- 4 PARKING WITH OPTION FOR SOLAR CANOPIES
- 5 ORCHARD PASEO
- 6 EGRESS ONLY ACCESS
- 7 SECONDARY SERVICE ACCESS
- 8 PEDESTRIAN ACCESS ONLY
- 9 COMMUNITY COMMONS
- 10 COMMUNITY GARDENS
- 11 PATIO/ FARM TO TABLE DINNING AREA
- 12 COMMUNITY RECREATION CENTER
- 13 EVENT BARN
- 14 PLAY GARDEN
- 15 VERTICAL GARDENS ON BUILDINGS (TYPICAL)
- 16 SMALL ANIMAL PETTING AREA
- 17 FARM OPERATIONS/ POST HARVEST CENTER AND COMPOST AREA
- 18 STAGING AREA
- 19 CONNECTION TO EXISTING TRAIL SYSTEM
- 20 VINEYARD

RESIDENTIAL LEGEND

- A SINGLE-FAMILY SMALL LOT HOMES WITH DETACHED GARAGE
- B ZERO NET ENERGY TOWNHOMES OVER ARTIST STUDIOS
- C ZERO NET ENERGY ROW TOWNHOMES WITH BALCONIES
- D ZERO NET ENERGY FLATS

Agrihood Concept Plan

11.06.2017

DUDEK

SCHMIDT DESIGN GROUP, INC.

FARMER D CONSULTING
LEICHTAG FOUNDATION

VILLAGE HABITAT DESIGN

Fox Point Farms

Encinitas, CA



LEGEND

- 1

PRIMARY SITE ACCESS WITH ENTRY TRELLIS
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FARMSTAND & POTENTIAL FARM STORE AND CAFE
- 3

GREENHOUSE
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PARKING WITH OPTION FOR SOLAR CANOPIES
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ORCHARD PASEO
- 6

EGRESS ONLY ACCESS
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SECONDARY SERVICE ACCESS
- 8

PEDESTRIAN ACCESS ONLY
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COMMUNITY COMMONS
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COMMUNITY GARDENS
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PATIO/ FARM TO TABLE DINNING AREA
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COMMUNITY RECREATION CENTER
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- 14

PLAY GARDEN

RESIDENTIAL LEGEND

- A

SINGLE-FAMILY SMALL LOT HOMES WITH DETACHED GARAGE
- B

ZERO NET ENERGY TOWNHOMES OVER ARTIST STUDIOS
- C

ZERO NET ENERGY ROW TOWNHOMES WITH BALCONIES
- D

ZERO NET ENERGY FLATS

- 15

VERTICAL GARDENS ON BUILDINGS (TYPICAL)
- 16

SMALL ANIMAL PETTING AREA
- 17

FARM OPERATIONS/ POST HARVEST CENTER AND COMPOST AREA
- 18

STAGING AREA
- 19

CONNECTION TO EXISTING TRAIL SYSTEM
- 20

VINEYARD

Agrihood Concept Plan

11.06.2017

DUDEK



ATTACHMENT 2

TO: BOB ECHTER, R.E.L.S., INC.
FROM: DARON JOFFE, FARMER D CONSULTING
CC: BRIAN GROVER, DUDEK
SUBJECT: FOX POINT FARMS AGRIHOOD
DATE: NOVEMBER 7, 2017

FOX POINT FARMS AGRIHOOD CONCEPT

The purpose of this memorandum is to present to the City of Encinitas the unique opportunity to create one of the first agrihoods in San Diego County. The site is the 20-acre Fox Point Farms, at the NW corner of Leucadia Boulevard and Quail Gardens Drive in the City of Encinitas. The site is zoned for agriculture; however, as part of the City's Housing Element Update, an exceptional opportunity has been identified to possibly rezone the property, while ensuring preservation of the agricultural uses onsite at the same time, through the development of an agrihood project. The intent is to design a 50/50 split of residential/agricultural uses on the site in a way that does not segregate either use, but rather encourages intermingling of the two uses in a way that is mutually beneficial. The site has approximately 19 acres of developable space and the initial concept consists of 9.5 acres of real estate and 9.5 acres of urban agriculture. Developing communities in this way can support the growth of urban agriculture and promote a hyperlocal food system that provides society with locally grown fresh and healthy food.

Challenges in Agriculture Today

In general, agriculture faces more challenges in today's global economy compared to other industries, which is exacerbated when farms are located in areas with high land, labor and water costs. Farming is inherently difficult and farmers face more uncertainty than other fields due to increasing challenges with unpredictable weather, pests, disease, and markets. These issues cause many farmers to go out of business and to be forced to sell.

Rising water costs and decreasing water quality are making it more expensive and difficult to farm. In general, the challenging regulatory environment including increased stormwater and strict permitting regulations make it very difficult and expensive to make critical improvements or changes to existing and new infrastructure.

While most agricultural jobs in California are low-paid farm laborers, there are high labor costs and strict labor laws associated with farming, in addition to a lack of affordable housing for farm workers. It is very difficult to find skilled labor with the average age of farmers being over the age of 60. As one of the most injury prone industries, agriculture presents very high insurance rates, especially for workers compensation.

There is also increased risk and regulations around food safety and post-harvest handling. Organic farmers face strict regulations and protocols for organic certification. In organic agriculture, there are increased pressures from insects, disease, pests and disease and more labor is required to maintain ecological homeostasis without the use of herbicides and pesticides. There is a low consumer tolerance for any but perfect produce and local farmers compete with other countries whom have the advantage of much lower labor costs and fewer regulations.

Small scale farms struggle to compete with large scale industrial agriculture, as they lack economies of scale and access to expensive equipment and technology. Development pressure drives up land costs, pushing farms

further and further away from their markets. This results in higher transportation costs and lack of connectivity to the consumer.

A high percentage of consumer profits are captured by middle men such as distributors, processors and retailers. Trends are moving in the direction of more competition in the distribution channel with companies such as Amazon buying Whole Foods that will likely drive down the price farmers are paid for their products.

Commercial farms operating in urban and suburban areas require large trucks for moving goods, which creates a tension between commercial and pedestrian traffic. Smaller scale community farms can be integrated into urban and suburban environments that support both the farmer, consumer and community as a whole.

Community Farms

There is a wonderful opportunity to shift our urban farms from commercial production hubs alone to a balance of less commercial and more community orientation. Growing food, plants and other crops that serve the immediate community and provide opportunities for education, events and agritourism is a much more complementary kind of agriculture for a community like Encinitas.

There is tremendous value that agriculture can bring in the form of open space, engagement and education while fostering a thriving local food system that improves the health and economic well-being of communities. These community farms can also provide a platform to educate consumers about the complex issues in agriculture and our food system. However, community farming has many of the same challenges as commercial farming, but is often less profitable. Challenges that community farmers face include competition for land use and that small farms can't take advantage of economies of scale due to small sizes of farms in urban areas.

Urban community farms rely on community support in the following ways:

- Community Supported Agriculture (CSA)
- Farm stand
- Agritourism
- Education and Events
- Volunteers and charitable support

Community farms are much more diversified in the variety of crops they grow. They often combine multiple farming systems like a vegetable, herb and flower gardens, animals, orchards and food forests, and vineyards. They are welcoming and in fact rely on visitors whereas commercial production farms are not places for public engagement. Community farms bring great value in serving as an urban oasis for ecological diversity, fresh local food, education for all ages and also preserve agriculture where people live.

Unique opportunity to be one of the first Agrihoods in San Diego County

Encinitas has the unique opportunity to create one of the first agrihoods in San Diego County, which can be a model to be followed by other agricultural property owners to ensure preservation of a portion of their agricultural uses in perpetuity. Like accessory dwelling units and multigenerational housing, the agrihood is an old idea made new again. The Urban Land Institute has identified over 200 agrihoods across the country and defines an agrihood as a single-family, multifamily, or mixed-use community built with a working farm as a focus. In their report "Cultivating Development: Trends and Opportunities at the Intersection of Food and Real Estate," they state:

“Real estate decision makers – developers, owners, property managers, designers, investors, and public officials – are increasing collaborating with an array of partners to leverage growing consumer interest in food. Partnerships with chefs, farmers, universities, private foundations, nonprofit organizations, and public health officials are supporting the creation of food-centric development projects that lead to multiple wins, including improved health outcomes, reduced pollution, and enhanced financial advantages for developers.”

Agrihood residents can participate in all kinds of farm activities, including growing and harvesting produce under the tutelage of experienced farmers; buying shares in a community-supported agriculture (CSA) program, which ensures a steady supply of fresh and local produce to a homeowner's table every week; attending cooking classes and demonstrations; and shopping at the farmer's market.

A well-managed farm program also engages homeowners on a deeper level: their children's future. Kids learn about growing and preparing their own food, enriching soil fertility, and the importance of birds and insects in the food chain.

Fox Point Agrihood Design Program

Urban agricultural land set aside in relationship to integrated agricultural areas in urban spaces

Generally speaking, agricultural development as a percentage of a real estate project is thought of in terms of being maintained in perpetuity. For example, if X acres are committed to agriculture, then usually a substantive amount of that land is protected into the future and that is what is regarded as "set aside" for protected agriculture. Within that scope, a limited amount can be placed in the urban spaces between buildings and it is more for small scale applications and building character, which is more for perennials than annual production.

Agriculture managed in urban spaces is difficult to maintain in perpetuity, as those urban space uses will change over time as residents come and go, HOA's changes in composition, etc. Only limited amounts of area can be located for urban agriculture within urban spaces as there are other competing green space needs for gathering areas, greens, etc. Finally, the agriculture within urban spaces may require different ongoing management than the farmer working on the main farm area.

A rule of thumb for working out the amount of agricultural area within an agrihood would be a minimum of ag area represented within the urban spaces (ideally connecting to the farm), limited area on the periphery (integrating the surrounding neighborhood areas to the farm) and the vast majority as contiguous, protected land for the farm. In the case of Fox Point Farms, the breakdown of 9.85 acres consists of 7.5 acres in the contiguous farm area, 2 acres on the peripheral area in orchards, vineyards and other perennials and 0.35 acres within the urban spaces. Using this rule of thumb, the project proposes the following uses:

Uses within 7.5 acre contiguous farm area

- Event Green
- Event Barn
- Operations center/post harvest center
- Back of house/services/equipment storage, etc.
- Small animal area
- Farm fields- annual production
- Education gardens
- Greenhouses/hoop houses
- Pond - surface water and water storage areas
- Wildlife areas/pollinator gardens, nut trees

Uses within 2 acre peripheral perennial area

- Orchards
- Vineyards
- Wildlife areas/pollinator gardens, nut trees

Gardens/Perennials within urban spaces - 0.35 acres

- Trellis grapes
- Vertical landscaping
- Kitchen gardens
- Community gardens
- Edible landscaping

Farm Character

The open farm areas adjacent to the real estate development are what give it its farm character (looking out over the farm). And since it is community agriculture, the farm open area is designed to be broken up into a number of pieces that residents can immerse themselves into (the farm becomes a bit of a village in that sense - where the community can immerse and have a number of different rich experiences with berries, flowers, pollinator gardens, orchard boscs,, trellised grapes, pavilions..... not just production fields).

Farm Markets

Food grown and produced on the farm is for a CSA program designed for resident and surrounding neighbors, farm stand/store/cafe, clubhouse dining and value-added goods.

Pedestrian/Car relationship

Success is more immanent within an agrihood when there are no streets/parking to cross between the majority of the homes and the farm aspects using alley loaded homes and edge parking lots.

Water/Irrigation

Buying water is expensive for irrigation and particularly during droughts - better to supplement with surface rainwater collection and by well water when applicable.

Case for Rezoning

We are moving from a single use, industrial model of agricultural operations to a community-oriented agricultural model that will preserve 1/2 the land for agriculture, offer fresh produce and food products to the surrounding neighborhood as well as unending opportunities for education, events, etc. The project would respect and preserve the agricultural heritage of Encinitas, while also providing for a mix of housing types to meet the needs of all Encinitas residents.

CAM-MAR GROWERS SUNSHINE GARDENS

155 QUAIL GARDENS DR.
ENCINITAS, CA 92025
760-436-3244
760-436-8612 FAX

March 29, 2018

Ms. Diane S. Langager
Principal Planner
City of Encinitas
505 S. Vulcan Avenue
Encinitas, CA 92024

RE: *Sunshine Gardens Site at Encinitas Blvd & Quail Gardens, approximately 3
AC vacant land for Housing Element Review*

Dear Diane:

We wanted to express once again our interest and commitment in moving forward with a multi-family residential development immediately upon a successful rezone from Office Professional Zone to a Residential Zone of R25-R30.

Our commitment is contingent upon the City of Encinitas finalizing development standards that adequately support this level of density and we are concerned and do not believe that the current zoning limitations of two-stories and 30-foot height maximum will achieve the required results.

We want to insure the City of Encinitas that development can begin as soon as the zoning is approved by the Coastal Commission and plans are processed and approved. We own the Sunshine Gardens business and have short term leases with the other tenants that will all expire prior to the rezoning and entitlement process.

We would also like to stress that the structures on the property are temporary and can be demolished very easily.

Please feel free to call if you would like to set up a meeting to discuss this further or need further clarification regarding our intentions. Thank you.

Best regards,

A handwritten signature in black ink that reads "Ron Martin". The signature is written in a cursive style with a large, stylized "R" and "M".

Ron Martin
CAM-MAR GROWERS

Brandi Lewis

From: Cowboy Steve Morris <cowboystevemorris@gmail.com>
Sent: Monday, December 11, 2017 4:32 PM
To: Diane Langager; Catherine Blakespear; Tony Kranz
Subject: request for consideration for zone change. @ acres coastal Encinitas

Hello, Linda, Diane, and Tony

We would like to submit our land, 1967 N Vulcan Ave, Encinitas CA 92024, for consideration from the Houseing Element Task Force.

The subject property is 2 Acres and is currently under used, flower field, shop, old resident, etc...

Please let us know what to do in order to be under consideration for the future zoning changes,

Sincerely,

"Cowboy" Steve Morris,
(760) 525-4495

(760) 454-3066 eFax

511 S. Coast Highway 101, Suite 202A

Encinitas, CA 92024



Please consider the environment before printing this email

Any terms related to a real estate transaction that are discussed in this e-mail must be confirmed and signed by the parties under contract. Realtors cannot give legal or tax advice. Always consult a licensed attorney for legal questions and a licensed tax advisor for tax questions. Steve Morris is not licensed to practice law. BRE # 00955313.